



**Approved Copy
568th Minutes of the
Hillcrest Improvement
Association
Board of Directors
September 8, 2026- 6 p.m.
(Zoom)**

Board Members Present:

President, Randy Parker; VP/Architecture/Landscape Chairperson, Ted Gates; Treasurer, Cheri Gries; Secretary, Sandy Kaye; Membership Chairperson, Colleen Donimari; Hospitality Chairperson, Sandy Matchette

Absent: Infrastructure Chairperson, Dave Hendrickson, Outreach Chairperson, Dick Krause (partial attendance)

Joining from the Community:

Molly York, Kendra York, Nancy Kroening, Mike Farrell, Thomas Mirasola, Lea Stewart, Mark Donimari, Wendy Sticht, Ellen Kirschbaum, Vicki Greenfield, Jayne and Gordon Weagle, Jeremy Grimm, Winkie Schwartz, Nancy Krause, Brent Laisure (11% of the community lots attending not counting the Board, 15% with)

Randy Parker called the meeting to order at 6:00 p.m.

President's Report

Quorum present.

Randy announced guidelines for speaking. Speak when recognized by the President and please respect the 3-minute limit. State your name for the Secretary to note in meeting minutes.

Call to Public/Members Forum

Jayne Weagle started the meeting with three questions pertaining to the WiFi irrigation control system:

1. What areas are being monitored?
2. Who is monitoring the monitor?
3. What do we learn from it?

We are paying \$40 a month for this service.

Jeremy Grimm said it is used to transfer the north and south park water usage to Hydrowise.

He can pull down the Verizon data transmission reports. This service allows the landscapers to remotely view our water usage, rather than having to drive out to HIA to review the water usage in person.

There was an extended discussion on water usage, how to better manage the water usage, what are the water needs for grass.

Takeaways and suggestions from the long discussion:

- Find a new landscaper
- Mow the lawn every 2 weeks instead of every week

- Add ironite to the grass
- Mow and Blow guys do not understand a complex watering system
- The Impact contract has work to be done defined as “as needed”. This is too vague.
- Our monthly charge from Impact is \$1985 but we are paying them twice as much when you include repairs
- There needs to be a permanent landscape committee. They need to investigate new landscapers.
 - Gordon Weagle volunteered to head this.
 - We need to contact other HOAs to see what they are doing

Secretary’s Report

Sandy Kaye made a motion to approve the minutes from the August Board of Directors’ meeting. It was approved unanimously.

Sandy Kaye said she reviewed the Mulcahy Law Firm’s Cheat Sheet on taking minutes. We have much more detail in our minutes than recommended but it seems to be helpful to us. Sandy suggested having Committee Reports first before we get into New and Old Business on the Agenda.

We will try that next month.

Also, the Directors’ reports will be listed in an Addendum at the end of the Minutes rather than contained within the Minutes.

Treasurer’s Report – Cheri Gries

The Treasurer reviewed her report. (See full report in Addendum section)

Thank you, Board, for reviewing the Financials.

Cheri Gries made a Motion: I move that the Board approve the August 2026 Financials. It was approved unanimously.

Old Business

Island Lighting Survey Committee Report

Jayne Weagle said that her committee (Wendy Sticht, Mark Donimari, Tom Mirasola, Nancy Kroening, Mike Farrell and Dave Hendrickson) and one member of the community met on August 28th to tally the survey results. There were 38 yes for more information needed on lighting, 33 no for lighting is not needed and 7 surveys not usable, either duplicates or no lot number to identify duplication. The Committee has met with 2 contractors already, 2 more are scheduled and 2 additional contractors will talk with us. They will report back when they have all the information.

Water Usage, Expense and Management (Covered in Call to Public and Landscape Report)

New Business

No new business

Committee Reports:

Architecture Report Ted Gates

There is one request for approval in process

Landscape Report Ted Gates

(See full report in Addendum section)

Membership report: Colleen Donimari (See full report in Addendum section)

The matter of number of rental units allowed in Hillcrest was brought up. We do not allow short term rentals and an owner must live here/own for a year before they can rent their home.

The CC&R's will be double checked and if nothing is found, it was suggested it be added to the next revision of the document.

Hospitality/Social report: Sandy Matchette

Pool Pavilion reserved October 3, 2026 and November 7, 2026

Community Gatherings on our Calendar for the remainder of this year.

Oktoberfest	Saturday, October 10th
La Posada	Sunday, December 6th
Cookie Exchange	Friday, Happy Hour December 11th.
Art Fair	Saturday, December 12 th

Oktoberfest will be \$12 and feature brats, kraut, coleslaw, potato salad and desserts. Sandy M. will make Black Forest Cake.

Infrastructure: Dave Hendrickson, Absent, report read by Sandy Kaye

(See full report in Addendum section)

Reserve Fund Oversight Committee:

Mike Farrell walked us through a portion of the draft Reserve Analysis Report, explaining its use, the components contained within and their rate of deterioration and replacement. He explained each component deteriorates at a different rate but we deal with all of them so that each is ideally replaced or repaired at the right time.

Mike explained that the cost of maintaining our assets is a relatively small portion of our annual dues assessment, about 25% in 2026, the other portion being operating expenses. Our reserve fund ideally would be funded at 100%, it is about 67% now, and the plan in the Report is to get to 100% gradually in 30 years. The model is for funding to be predictable and similar year after year, while expenses will fluctuate a lot, particularly the years when road/street maintenance/repair is done. So, getting to 100% funding will involve some years in which the actual percent of funding goes down.

Mike explained that the draft includes a figure for cul-de-sac island lighting. An arbitrary cost of \$25,000 and a lifespan of 15 years was built into the model. The sole reason to do this was to provide the Board and members with information as to how much island lighting might cost in annual assessment if it is installed. Mike explained that the reserve fund oversight committee does not take a position as to whether the Board should put island lighting in the final Report and does not take a position as to whether island lighting should be installed. He said that, using these figures, it would add approximately \$19 per member in 2027 to the assessment.

Mike also said that the reserve fund gives us the resources to make good decisions without being pressured to delay or postpone because we don't have the money.

Next month, the reserve fund company, ARS, who did the draft Report, will join our Board Meeting. Please send any questions to Mike Farrell (or to me and I will forward to Mike) and they will be addressed.

(Secretary's note: This was such an informative, interesting and detailed analysis. I am sorry that more members did not hear it. The Reserve Fund Oversight Committee is providing invaluable guidance in managing our assets.)

Outreach: Dick Krause

Nothing to report

See Block Watch Report in Addendum

Next Meeting: October 13, 2026

Motion to Adjourn: Randy Parker motioned to adjourn.

The meeting adjourned at 7:47 p.m.

Respectfully submitted,

Sandy Kaye

HIA Secretary

ADDENDUM

See Below

August 2026 Treasurer's Report

Tuesday, Sep 8th Meeting

In 2027 my three year commitment as Treasurer will be fulfilled and I will be stepping down. If anyone is interested in becoming our next Treasurer, please reach out to me at Treasurer.hia.13824@gmail.com so we can start working together to make the transition as smooth as possible. I am happy to overlap and help as much as needed.

Our largest expenses in August:

Water	\$ 3,623	Last month - \$ 8,116
Landscaping	\$ 4,237	Last month - \$ 3,708
Pool	\$ 603	Last month - \$ 503
APS	\$ 925	Last month - \$ 997

August Financials: see report emailed on 9/7/2026.

Operating Expenditures in August 2026: \$ 9,406.25

We are receiving 3.25% interest from Flourish –

Operating Flourish interest earned in August - \$ 338

Reserve Flourish interest earned in August - \$ 886

Total Assets as of August 31, 2026: \$ 438,307.70

Thank you, Board, for reviewing the Financials.

Motion: I move that the Board approve the August 2026 Financials.

Thank you,
Cheri Gries – Treasurer
Hillcrest Improvement Association

Architecture Chair Report Ted Gates

Ted reported there is one application in the approval process.

Landscape Chair Report Ted Gates

The watering times and durations continue to be adjusted. Per the attached Hillcrest Water Utilization Report, we were below the two-year average for the month of July and are above the two-year average for August.

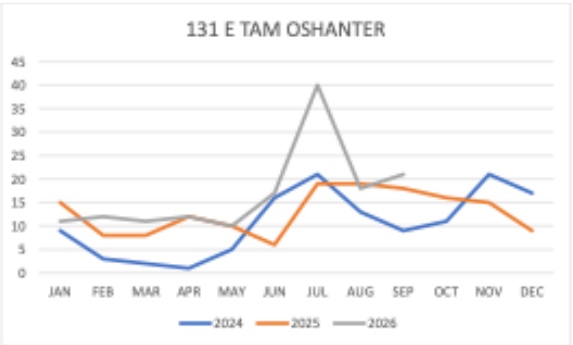
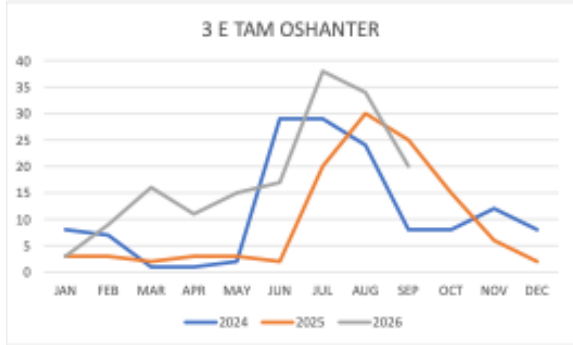
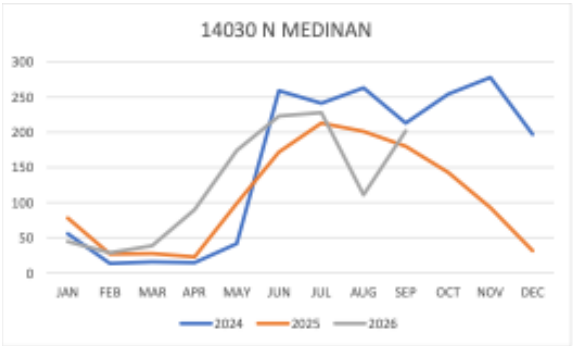
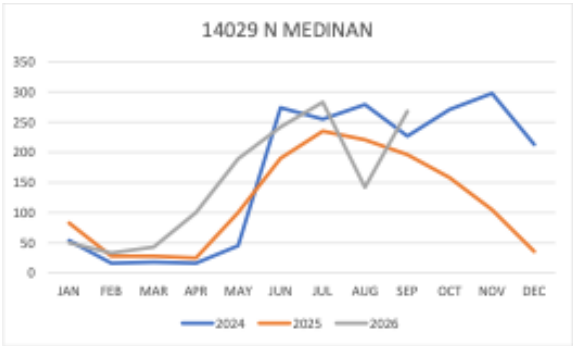
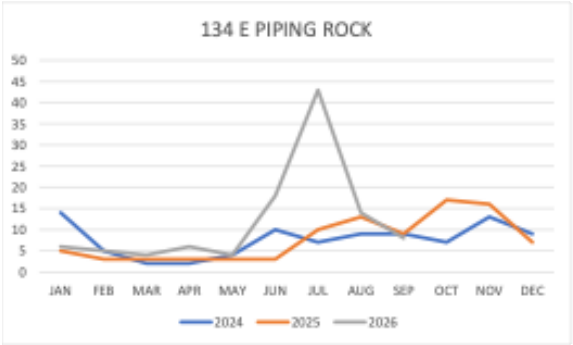
Impact is again watering the North Park on a five-day schedule which is not the best practice and I've again requested the adjustment back to a three times per week schedule.

Impact continues to be responsive regarding the repair of broken heads and community members should continue identifying these issues directly to me.

I am hereby requesting volunteers to be Cul-de-Sac Captains to assist in helping to keep our landscape thriving.

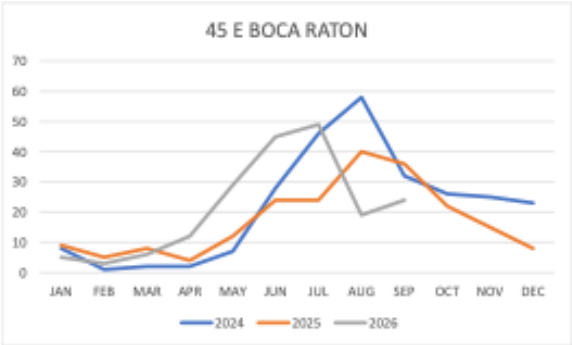
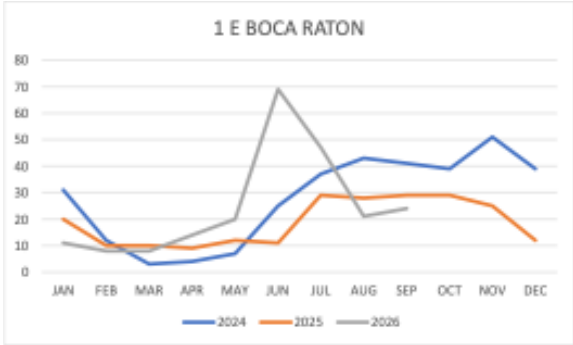
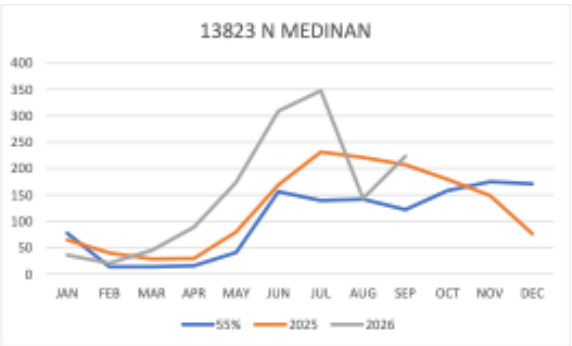
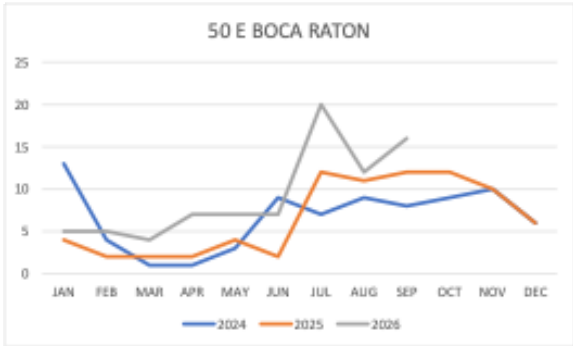
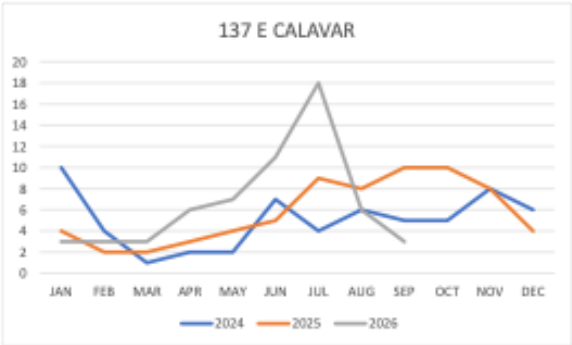
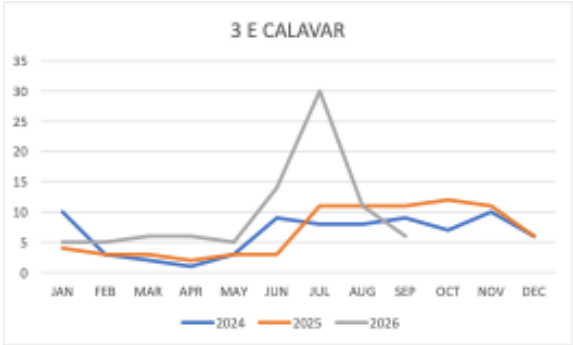
Hillcrest Water Utilization by Meter
(North to South)

Usage as of September 8, 2026



Hillcrest Water Utilization by Meter
(North to South)

Usage as of September 8, 2026



Membership Report August 2026, Colleen Donimari

Data Current, as Of: 8/11/2026

Last HOA meeting: 7/14/2026

Home Sales Closed Since Last Meeting: 0

Homes In Escrow: 0

Homes for Sale: 2

- 6 East Piping Rock Road

- 32 E Piping Rock Road

Rentals: 3

- 3 East Piping Rock Road

- 14029 North Medinan Drive

- 134 E Tam O'Shanter Dr

Vacant properties: 0

Properties with under age 55 occupants: 1 (17 allowed):

- 109 East Tam O'Shanter Drive

Homes Sales in 2026: 1

HILLCREST IMPROVEMENT ASSOCIATION INFRASTRUCTURE REPORT, Dave Hendrickson SEPTEMBER 8, 2026

Pool:

Our pool continues to receive quality care from our vendor and from our pool testers, Barbara, Vicki, and Clay.

Our new salt cell that has been working sporadically has been replaced under warranty.

Pavilion Roofs:

Ky-Ko Roofing inspected our 4 roofs at the pool and found them to be in good condition. We last coated the roofs in January of 2024, and recoating will be required in January of 2029 to maintain our warranty. Recoating consists of painting the foam roofing with a protectant sealant every 5 years. If we maintain a yearly inspection and recoat every 5 years, we should not ever have to replace the foam roofing material.

Reserve Fund Oversight Committee:

Mike Farrell will give an update on the Committee's efforts.

Island Lighting Committee:

Jayne Weagle will give an update on the Committee's efforts.

Thanks:

Continued thanks go out to our lamplighters, Steve Hayes and Kenny Roynestad, for keeping our parks and entrances lit up. Thanks guys!

Block Watch Report Nancy Kroenig

I want to remind the Board that we recommended NOT applying for a Block Watch grant. It would be too difficult to administer and we can supply our own emergency equipment, especially if Members attend the Black Mountain Community Alliance meetings. The first one this season is tomorrow night at 6:30 at the Deer Valley Community Center.

Also, we now have a formal Block Watch number. This means that we will receive pertinent information from the City by email and/or phone.

Another new item is that I will be putting out a yellow binder with more detailed information in the book cabinet at the pool. Members can take a few minutes to peruse the information and take photos of what they want to keep handy. I will put out new information as it comes to me.

Thank you for supporting Block Watch. We have been very lucky this year to have had very little damage from storms. We give support to those who had trees and a cactus down. It would be nice to have a bit of soft rain though. Nancy Kroening