



**Draft COPY**  
**HILLCREST IMPROVEMENT ASSOCIATION**  
**2026 ANNUAL MEETING MINUTES**  
**13284 N. Medinan Drive**  
**South Park Pavilion**  
**Phoenix, AZ 85022**  
**February 14, 2026**

President Steve Larson called the meeting to order at 10:38 a.m.

**Board Members Present:** President, Steve Larson; Vice President/Architecture, Mike Yore; Treasurer, Cheri Gries; Secretary, Sandy Kaye; Membership, Jeremy Grimm; Landscape Chair, Judith Levin; Hospitality, Sandy Matchette

**Board Members Absent:** Infrastructure Chair, Dave Hendrickson

**President's Review 2025: President Steve Larson**

Steve welcomed Members, recognized existing Board Members and verified a Quorum of Members (36 needed) present and a Quorum of Directors, (7 of 8 present). There were 48 lot residences signed in with approximately 65 people in attendance.

Steve asked the new members in attendance to stand and tell us something about themselves. We had 14 new members move into Hillcrest last year. He then asked who in attendance has lived in Hillcrest the longest? Adam and Pat Kowalski were the winners with 40 years of living here.

He recognized the contributions of the individual Board Directors and thanked them for their efforts this past year. Sandy Kaye, in turn, thanked Steve for leading the community with dedication and fairness.

**Approval of 2025 Annual Meeting's Minutes**

**Sandy Kaye made a motion to approve the Minutes from the 2025 Annual Meeting.** It was seconded by Vicki Lamb. There was no discussion. **The motion was approved unanimously.**

**Treasurer's Report: Cheri Gries**

**2025 Year End Report**

All but one 2026 assessment has been collected and deposited. Thank you all for your timely payments.

This year's assessment is  $\$1787 \times 117 = \$209,079$

As of January 31, 2026 our total assets are \$503,245.84

Operating Accounts - \$166,099.39

Reserve Account - \$337,146.45

Note: some assessments have been deposited after January 31, 2026.

2025 in Review

Annual Assessments ( @ \$1,956 x 117 ) = \$228,852

Total collected - \$229,761

#### 2025 Top 6 Operating Expenses

Landscaping \$ 35,059	2024 - \$ 36,541
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Water \$ 35,501	2024 - \$ 37,999
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Electricity \$ 10,406	2024 - \$ 10,520
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Insurance \$ 9,687	2024 - \$ 10,465
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Tree Service \$ 21,955	2024 - \$ 6,855
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Pool \$ 9,537	2024 - \$ 6,528
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<u>\$122,145</u>	<u>\$108,908</u>
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End of year Assets as of December 31, 2025 = \$322,042.30.

We have three accounts.

Two for Operating:

1.) Pima - \$ 5,074.28

2.) Flourish Operating - \$ 24,012.85

One for Reserve:

3.) Flourish Reserve - \$ 292,955.17

In October we had a Reserve Study done by Advanced Reserve Solutions. We will add \$43,375 to our Reserve funds for 2026. This study is a fantastic resource for the future of our community.

Cheri said she would like get help with the Treasurer's position and said there is a learning curve. She has a better understanding of the overall procedure. Wendy Sticht mentioned combining tasks and streamlining procedures. Jeremy is helping with this.

Secretary's Note: The Budget was approved previously by the Board at the November 11, 2025 Board of Directors' Monthly Meeting.

**Architecture: Mike Yore**

I joined the Board last year as Architectural Chair and Vice President. Last year there were 41 requests as opposed to 42 requests the previous year. There was nothing unusual and all were finalized. As Vice President, I did help solve several problems.

The main reason that I joined the Board was to look into how we were deciding on the amount for our yearly assessment. I felt that it was being raised too quickly. With the help of my committee, and especially Mike Farrell, we received the approval for a new reserve study to examine our future costs. The Board had been working off a 15-year-old study, which was outdated. We had an outside company get us a new reserve study, in a short time, so it could affect our 2026 assessment figure. We learned a great deal about how to update our streets in a cost-effective manner and to have them last longer. We also found that our assessments were too high. They were reduced from \$1,956 to \$1,787, which is a \$180 yearly reduction. We now have a great study guideline for the near future. In conclusion, I truly enjoyed working with all the tremendous people on the Board and wish the new Board well.

**Membership: Jeremy Grimm**

New Membership:

- 14 since the 2025 Annual Meeting

Address Changes (1) Since the 2025 Annual Meeting:

- Randy and Becky Parker moved from 110 East Boca Raton Road to 34 East Boca Raton Road.

Age Compliance Survey Results:

- In November, surveys were sent out to the owners of all 117 lots.

- We received 105 surveys back.
  - o 103 lots reported being 55+.
  - o 2 lots reported being 18-54.
- Of the 12 lots not responding:
  - o 10 had previously reported being 55+ in HOA application forms.
  - o 1 home was for sale.
  - o 1 home was vacant.
- Per the federal 'Housing for Older Persons Act of 1995', we need to have at least 80% of the occupied lots with occupants of 55 or older. We are at 98.3%.
- Per our CC&Rs, we need to have at least 85% of all lots with an occupant of 5 or older. We are currently at 96.6%.
- In terms of age compliance, Hillcrest is in really good shape.
- Thank you everyone who responded to the survey!

Jeremy, also, thanked the Board and the community for showing up.

### **Landscape, Judith Levin**

Impact landscaping contract was renewed with a yearly increase of \$1,200. They continue to communicate with us well and most of the time they are meeting our requests.

A list of plants was given to Impact for planting which was completed, however some died by the end of the hot summer. Impact agreed to credit us 21 plants, sharing the responsibility and half have been planted and due to lack of availability of our request of plants at their chosen nursery, the remainder will be planted in 2026 spring.

Broken limb was hired for tree trimming, removal of Jacaranda at entrance and removal of trees that broke off during the summer storm and Palm tree trimming. The Palm Tree pruning was also offered to our residents.

A bid was received from Saveatree concerning the 6 trees in the North Park that are not growing. The Board suggested this consideration be tabled to 2026 since the trees are in good health currently.

Impact has responded to our requests for repairs of sprinklers and pipes in a timely fashion.

Residents have been requested not to water plants during the summer, instead report the need for more water to the Landscape Chair, so that the Vendor can be informed of the need for more water. Assistance from residents is always appreciated in collaboration with the committee and chair.

Impact was requested to allow our shrubs to grow naturally and only prune when we request. Bids were obtained for pruning only, but these were too expensive to do. The Board decided not to overseed in 2025, as we did not in 2024. Overseeding will be reconsidered in 2026. Research shows that overseeding also helps to decrease the growth of weeds which has been a problem both years.

Grass was removed from the Island on Piping Rock Rd as a prototype to consider removing grass from other islands in order to reduce water use in the future. Dirt was added and Kurapia planted. Ted and Catherine Gates suggested that the grass seed was part of the dirt purchased. There has been a lot of traffic in this area also due to homes being renovated and the Kurapia is not doing as well as expected due to these variables. More will be transplanted. How to proceed on this project will be decided in 2026 by the new Chair and committee in the community's desire to save water and continue to have green in our islands in the future.

The 2026 Budget anticipated increases in prices allowing for \$12,523 more for the coming year.

Thank you to the Landscape Committee, Kenny and Ed for all their contributions in 2025.

### **Infrastructure, Dave Hendrickson**

[In Dave's absence, Sandy Kaye read Dave's report.]

I apologize for missing today's important meeting. I want to recognize and thank several Hillcrest members for helping me during my years on the HIA Board.

In no particular order, I wish to thank the following members:

Barb Frandsen, Vicki Greenfield, and Clay Cline for testing and recording the pool water chemicals every day of the year. As you may know, Maricopa County requires our pool water be tested and the results recorded every day of the year. The County inspects our pool annually and reviews the pool test results.

Our lamplighters, Kenny Roynestad and Steve Hayes, go out at night looking for common area lights that are burned out, then replace those bulbs during the daylight. Replacement involves lugging around an 8-foot ladder and climbing to the top of 10-foot high walls. They also order replacement bulbs and keep an inventory on hand for replacements.

Kenny Roynestad is a habitual volunteer and will help me at the drop of a hat. Whether it's a physical task or one that requires careful thought, Kenny is always ready to help.

Ken Groom is my next door neighbor and is always ready to help. I can call Ken and tell him I have a problem, and he's there to help. Ken has also graciously used his pickup truck for HIA project purposes.

Mike Yore donated his time and materials to make repairs to and paint a badly deteriorated area on our entry block wall.

Mike Farrell, as part of the Reserve Fund Study group, made extensive investigations into a more long-lasting type of asphalt coating material that looks very promising for our future street seal coating work.

Ed Jeter, Kenny Roynestad, and Steve Hayes spent months researching types of new lighting fixtures for our cul-de-sac islands. They made visits to various vendors, did on-line comparisons of products, arranged a town hall meeting with a lighting vendor showing his product, and made recommendations to the Board. It is hoped their hard work will soon result in new island lighting.

Jerry Gries and I ripped out the old, nasty, privacy partitions in the restrooms and he is always available to help. Thanks go to his wife, Cheri, for always volunteering his services.

Gordon Weagle has a wealth of knowledge of mechanical things. He and I spent a couple of hours laying on our stomachs in the men's restroom trying to replace a faulty toilet supply valve. After lots of sweat and cussing, we got the job done.

I have picked the brains and asked for advice from some of our long-time residents on the history of the HIA and on matters concerning our CC&R's. Those folks include Ed and Barbara Jeter, Gordon and Jayne Weagle, and Wendy Sticht.

I very much appreciate the willingness of those mentioned above to step up and help me as Infrastructure Chair during my time on the Board(s). I appreciate each and every one of you!

### **Hospitality/Social, Sandy Matchette**

Sandy M thanked Rob Harman, Hedy Martin, Tish Law and Barbara Frandsen for helping with lunch. She also thanked Julie Lundquist, Jack and Kathleen Yardley, Mike Yore, Colleen Donimari, Dawn and Rob Harman and Randy Parker for set up for the Annual Meeting. Last year we 70 people at the Annual Meeting; 51 attended Cinco de Mayo celebration; 69 at Oktoberfest; 68 at LaPosada; 80 at the Art Fair; and 45 for the Cookie Exchange. We had 11 reservations for the Pool Pavilion in 2025. All in all, over 500 people took advantage of the Pool Pavilion area for social activity. Sandy told people to contact her for reservations for the Pool Pavilion. It is reserved for 3/28, 4/5 and 4/11.

### **Call to Public/Member Forum**

Barbara Frandsen recognized Molly York and Kendra York for their work as Luminaria Chairs, as did Sandy Matchette.

Wendy Sticht thanked the Board and said a private management company could not do as well as we do ourselves. Sandy Kaye thanked Wendy for her help in keeping the database that we used for our directories. It was explained that it is really a spreadsheet that only the Board has access to for their business.

Nancy Kroening said smoke is entering her house from people burning wood. She said it makes it difficult to breath and asked the members to be considerate.

Ed James reminded us the February 14<sup>th</sup> is the anniversary of Arizona joining the United States 114 years ago.

Winkie Schwartz commented that the cul de sacs look unkempt. She said she has a list of plants that need less water that may improve the looks of our common areas.

Betty Silva thought it would be fitting to have a community Memorial Service for the members we have lost; Donna Whitson, Eileen Lonsberry, Evelyn Stephens, Herb Nelson among those. Sandy Matchette said she would coordinate with Betty. It was suggested to do it at a Friday Happy Hour. Jayne Weagle clarified for the new folks that the Happy Hours are not official HIA functions nor Board sanctioned.

Lea Stewart said she saw someone coming in through the North Gate who didn't live here. She said they did not lock the gate after entering. She said they told her that their parents had given them a key. Steve said perhaps the new Board will look into this.

### **Newly Elected Board of Director Members**

Steve thanked Ellen Kirschbaum and her Nomination Committee members, Brenda Boyd, Anne Compton and Barbara Frandsen for their work on the election. It was mentioned that the new anonymous balloting worked well.

Steve announced that 6 out of 7 candidates received the necessary votes to be elected:

- Colleen Donimari
- Ted Gates
- Dave Hendrickson
- Sandy Kaye
- Dick Krause
- Randy Parker

Congratulations were extended. The Organizational Meeting was to immediately follow.

Nancy Kroening announced the Block Watch meeting on February 26<sup>th</sup> at 4:00 p.m. at the Pool Pavilion. She said it was a great opportunity to meet with a police officer, one on one.

The next monthly meeting is March 10, 2026

### **Adjourn Meeting**

**Pat Clegg made a motion to adjourn. Vicki Lamb seconded. The motion passed unanimously at 11:27.** Lunch was served.

Respectfully submitted by Sandy Kaye

HIA Secretary