



**Approved Copy
564th Minutes of the
Hillcrest Improvement
Association
Board of Directors
April 14, 2026- 6 p.m.
(Pool Pavilion)**

Board Members Present:

President, Randy Parker; Treasurer, Cheri Gries; Secretary, Sandy Kaye; Membership Chairperson, Colleen Donimari; Infrastructure Chairperson, Dave Hendrickson; Outreach Chairperson, Dick Krause; Hospitality Chairperson, Sandy Matchette

Board Members Absent:

VP/Architecture/Landscape Chairperson, Ted Gates

Joining from the Community:

Molly York, Kendra York, Vicki Greenfield, Nancy Kroening, Mike Farrell, Thomas Mirasola, Gordon Weagle, Mark Donimari, Steve Lindquist, Brenda Boyd, Christy Dix, Rob and Dawn Harman, Dave and Tina Monday, Nancy Krause, Lea Stewart, Judith Levin (15% of the community attending not counting the Board, 19% with)

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

President's Report

Randy recognized that we had a quorum (7 of 8) of the Board Directors.

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

Nothing this evening

Secretary's Report

Sandy Kaye made a motion to approve the minutes from the March Board of Directors' meeting. Cheri Gries seconded. It was approved unanimously.

Sandy also said the new directories would be coming out this month, both street and alphabetically sorted.

**Treasurer's Report – Cheri Gries
March 2026 Treasurer's Report**

I've used \$ 6191.33 of Operating funds to pay two items of Reserve items -
\$ 1,799.49 – PAVILION - clean & paint chairs & tables, new cushions

\$ 4,391.84 – POOL – Repair & paint pool deck (Total = \$ 8,783.68)

As soon as the pool deck is finished, I will pay the balance of \$4,391.84 and then transfer the money (\$10,583.68) from our Flourish Reserve account to our Pima checking.

March Financials: see report emailed on 4/14/2026.

Total Expenditures for March 2026: \$ 11,299.75

\$ 5,108.42 Operating expenses \$ 6191.33 – Reserve expenses

Largest expenses:

- | | |
|------------------------|-----------------------|
| • Water \$ 1,137 | Last month - \$ 821 |
| • Landscaping \$ 2,430 | Last month - \$ 3,174 |
| • APS \$ 805 | Last month - \$ 942 |
| • Pool \$ 391 | Last month - \$ 402 |

POOL Reserve \$ 4,391.84 Will be moved from our RESERVE account and put back in our OPERATING account once the pool deck is finished.

PAVILION Reserve \$ 1,799.49 Will be moved from our RESERVE account and put back in our OPERATING account

We are receiving 3.25% interest from Flourish –

Operating Flourish interest earned on 3/03/26 - \$ 354.59

Reserve Flourish interest earned on 3/03/26 - \$ 830.36

Total Assets as of March 31, 2026: \$ 511,386.14

Thank you, Board, for reviewing the Financials.

Motion: I move that the Board approve the March 2026 Financials. Seconded by Sandy Kaye. It was approved unanimously.

Thank you,
Cheri Gries – Treasurer

Old Business

Five Goals for 2026

This item will be taken up at the next meeting since the author, Ted Gates, was absent. We want him included on all discussion.

Long Term Reserve Study Memo/Reserve Fund Committee

Dave said these items are covered in his Infrastructure Report.

Outreach Packet and Gifts

Dick Krause, Outreach Chair, brought 3 gifts bags containing practical items to be given to new residents of Hillcrest. He said they have been welcome gifts within his family and real estate business. New residents, Dave and Tina Monday, were welcomed and given a bag. The bags cost approximately \$60. Dick said he would like to purchase insulated bags to contain the assorted items. This has not been approved, as of now, by the Board. Dick passed out a list of the items contained within the bag. (Please see them as an Addendum A to the Minutes.) The bag and items will be evaluated and reviewed at the next meeting.

Block Watch

Nancy Kroenig, Block Watch Chair for the HIA read the following report:

BLOCK WATCH UPDATE

Here is a pro/con itemized list to help the Board decide if we want the Block Watch under Board provenance or not. Recently I was advised that we do not have to be under the Board's management. We can be separate.

Here is the Black Mountain Community Association description of the mission of Block Watch groups:

BLOCK WATCH IMPROVES THE QUALITY OF LIFE WITHIN NEIGHBORHOODS

Block Watches come in all sizes. They can be a few houses in a cul-de-sac to a whole square mile neighborhood. They help to develop a “sense of community” and strengthen and sustain neighborhoods by bringing residents/neighbors together with a common interest. Every Block Watch starts with one person and their concern for the safety and well-being of themselves and their families. Their motivation may be to meet or get to know their neighbors to protect the children, to keep property values up by eliminating blight and graffiti, to stop speeding on the streets by installing speed humps to protect the children, to have peace of mind by discouraging barking dogs and loud parties, and to be safe from crimes like burglary, theft, and assault. We all want to live in a safe and secure environment. Our homes should be safe havens. By rights, there should be several layers of protection from the national level to our own neighborhoods. National and state governments provide control of our borders; state and city governments provide police and fire protection, education, and other resources; community member groups provide Phoenix Neighborhood Patrollers and posting of PNP signs on neighborhood streets; Block Watch provides neighbors watching out for neighbors; and we provide our own home security alarms, lighting, and burglary prevention measures.

PROS

1. The Board would know what Block Watch is doing.
2. It would receive minutes and information for homeowners.
3. It would help distribute materials and services received as a result of grant-writing.
4. Signs would be put up on the outside walls of the association.
5. The Secretary would notify homeowners of the meetings.
6. Meetings would be held at the pool or in a homeowner's home or in a local library.
7. It would help members know each other better and provide crime prevention and assistance in emergency situations.

CONS (Some are the same as in the pros.)

1. The Board would not always have to have information about Block Watch decisions and actions.
2. Block Watch would disseminate city, state, and federally sponsored information and products as a result of meetings and grant-writing..
3. Block watch signs could be placed on HOA walls or on 7 to 10 feet poles outside the Association.
4. Meetings would be held at the pool or in a homeowner's home or at a public library.
5. It would help members know each other and provide crime prevention and assistance in emergency situations.

We look forward to your leadership on this matter. The public has been warned about possible electrical and water shortages and we seem to be in a confusing state of war. Therefore the perceived need for action to bring us together to confront whatever comes our way seems timely. Also, in the 22 years I have been here, we have had car break-ins, robberies from over the "wash" walls, a walk-in event, a jewelry heist, off-leash dog visits in the north park, swimmers jumping the walls, individuals coming to homes late at night, many lightning hits, and a drug house. This list is not meant to scare anyone. It is a reminder that we are not immune to events. And the recent wind event in the East Valley can happen anywhere. 150 homeowners were displaced until their homes were restored. A surprise event for sure. Friends just to the south of us had ½ of their roof lifted off and set down between homes. Besides having fun at Block Watch events, we can get to know the city staff who oversee Block Watch programming and gain knowledge to keep us safe.

Thank you for your leadership!

P.S. Homeowners responded so lovingly to the unexpected recent death of one of our beloved residents. This is what “community” means.

There was discussion about the effectiveness of posted Block Watch signs.

They are a deterrent to crime and a notice of community involvement. The appearance and placement of the signs are a concern. The signs say, “You are on camera”. The point was raised that we do not have cameras and could give a false sense of security resulting in lawsuits against Hillcrest and its residents. With that in mind, Nancy will check on this and see if there are other signs that we could use. The signs were postponed until the next meeting.

Nancy raised the point as to whether the Board wants to know what the Block Watch (BW) Committee is doing and approve its activities or if the Board preferred to let the Block Watch Committee function independently.

A motion was made by Sandy Kaye that the Board wants to be made aware of what Block Watch Committee is doing and wants to approve any action that affects the community.

Sandy Matchette seconded. It passed unanimously.

Kathleen Yardley and Vicki Greenfield will attend the BW grant writing class. There is a BW meeting on April 30th at 6:00 p.m. Block Watch also has First Aid Kits.

New Business

Retirement of Postal Carrier, Gabby

Sandy Matchette said she was thinking of a Happy Hour on May 29th, to honor Gabby, who has been our post carrier since 2017. Everyone will bring a beverage and a dish to pass. Everyone is encouraged to bring a card with a minimum donation of \$5. Gabby’s husband and some family will attend.

Estate Sales

There was general agreement to discourage Estate Sales on Trash Day, currently Thursday.

Committee Reports:

Architecture report: Ted Gates (read by Sandy Kaye)

Architecture Chair Report

There were Change Requests at (5) properties this month:

- Tom Mirasola & Jason Gooch @ 136 E. Boca Raton Rd. requested and received approval for the planting of a 6 arm Mediterranean Fan Palm in their front yard.
- Steve and Julie Lundquist @ 20 E Tam Oshanter Dr. requested and received approval for an extension of the patio in their back yard.
- Dave and Tina Monday @ 12 E Calavar Rd. are in the approval process for the removal of planting on the east side of their driveway and the installation of new pavers and flower bed.

- Finally, Clay Cline asked and received approval to replace a tree and Ken Groom asked and received approval to add two additional solar panels to the array on his roof.

Membership report: Colleen Donimari

Data Current, As Of: 4/14/2026

Last HOA meeting: 3/10/2026

Home Sales Closed Since Last Meeting: 1

12 E Calavar Rd.

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

Hospitality/Social report: Sandy Matchette

The Pool Pavilion is reserved for 5/2.

Cinco de Mayo is 5/3

Sandy M is planning a 250th birthday party for the USA at the pool either the 3rd or 4th of July. Fireworks will determine the date.

Infrastructure: Dave Hendrickson

HILLCREST IMPROVEMENT ASSOCIATION

INFRASTRUCTURE REPORT

APRIL 14, 2026

(Secretary's Note: the parts of the Infrastructure Report that Dave did not talk about during the meeting are in Addendum B)

Pool:

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

Our pool deck repairs and repainting, originally scheduled to start April 13th, has been moved to April 16,

17, and possibly a part of the 18th. As a result, the entire pool and pavilion area will be closed from Thursday, April 16 to Monday, April 20.

Our 2026 Operating Budget has a line item to install a second salt cell for the pool. The single cell we have cannot put out enough chlorine to satisfy the needs of a pool our size. As a result, our pool vendor must add tablet and liquid chlorine, especially during the swimming season, at additional costs to the HIA. For this reason:

I make a motion to add a second salt cell to our pool cleaning system. Estimated cost for cell and labor is \$1,800. To cover inflation costs since the 2026 budget was formed, I propose allowing up to \$2,000 for this work. Cheri seconded. It passed unanimously.

Reserve Fund/Infrastructure Committee:

The community was sent a memorandum, dated April 11, 2026, from Mike Farrell in which Mike lists several items of infrastructure work shown in our Reserve Fund Study that the Committee believes should be rescheduled earlier, or delayed to a later date. Please refer to the memo for more detailed information. In accordance with the memo, I make the following motions:

1. For Island Lighting, the Committee does not take a position on this matter and believes this should be a Board decision with further investigations and input from the community.
2. The Study calls for complete painting of wrought iron fencing in 2026. The Committee does not believe this is necessary at this time, with the exception of the east and west entrance gates with attached 6-foot high fencing. Obtain bids from painters for this work and report at the next Board meeting.
3. Obtain community input for new, longer lasting pool furniture. Input will be gathered by email blasts, Board meeting discussions, or other means.
4. All street improvements shown in the Study for 2027 will remain on schedule.
5. Pool deck repairs and repainting scheduled for 2027 have been moved to this year and work will start this week.

6. The Study shows replacing the north entrance fence and gates in 2028. The Committee believes this schedule is adequate and will address in 2028.

7. The Study shows repairs and repainting of common area walls and repainting of pavilion buildings are to be done in 2028. The Committee believes our walls need immediate attention and will obtain bids for wall repairs and repaint separate from building painting.

Other items of work:

We have several electrical issues that need to be addressed. We have conduit issues, exposed wiring at junction boxes, loose light fixtures on top of our masonry walls, old electrical panels, rotting electrical mounting posts, etc.

It was mentioned that an industrial pool shade or cover might be worthwhile in keeping chemical costs down and keep the pool cooler.

Landscaping: Ted Gates (read by Sandy Kaye)

Landscape Chair Report

The leak on the northeast side of the pool was repaired and we walked the property with Impact to reset expectations on rejuvenating the grass and overall landscape maintenance.

There are several Agaves that are at end-of-life around the pool enclosure. If community members are so interested, please do not hesitate to harvest the pups either for your own garden or to grow for future placement back into the community.

The Landscape subcommittee is working to finalize the plants to be installed by Impact where the flags are found in several areas around the community. /////

A member asked about having the times that work can be done be included on the Architectural Request Form, e.g. not on Sundays.

Outreach: Dick Krause

Dick said his list of items is open for editing. Please add or delete and get back with him. (See Addendum A)

Due to questions of a Quorum for the May meeting, Sandy Kaye made a motion to cancel the May meeting and meet at our regularly scheduled June 9th date. Cheri seconded. It passed unanimously.

Next Meeting: June 9, 2026

**Motion to Adjourn: Sandy Kaye motioned to adjourn. Sandy Matchette seconded.
The meeting adjourned at 7:08 p.m.**

Addendum A

Insulated bag; Hand soap; Toilet paper; Kleenex; Paper Towels; Notebook; Pencils/pens; Marking pen; Rubber bands; Paper clips; Scissors; Ruler; Tape; Propane lighter; Flashlight; Key chain; Matches; Plastic bag clips; 60w bulbs; Paper plates; Paper bowls; Plastic cutlery; Plastic cups; Ziplock bags; Can opener; Dish soap; Aspirin; Band aids

Addendum B

Infrastructure Report

A handyman, along with help from our own Kenny Roynestad, painted all the metal tables and chairs under the bar/kitchen pavilion. Along with new chair cushions obtained by Sandy Matchette, our pavilion furniture looks brand new.

As we approach the summer swim season, I ask all pool users to review the signs posted on the entrance gates and on the south side of pool. In particular, please review the Maricopa County pool regulations and the HIA pool regulations. Also, please adhere to the signs saying gates must be closed and locked at all times. Please note that there is a life buoy ring with throw rope hanging on a post on the south side of the pool (buoy will be replaced with a new one) and a rescue pole hanging on two mounts at the west end of the pool.

When the pool decking work is complete and the pool is reopened, I will reinstall the handrail pads that I removed at the end of the last swim season.

We have concrete blocks that surround the fire pit that are in dire need of painting.

Our “Wings of Flight” statues at the SW corner of the south park need painting.

Thanks:

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

Respectfully submitted,

Sandy Kaye