



**Approved Copy  
545th Minutes of the  
Hillcrest Improvement  
Association  
Board of Directors  
September 10- 6 pm  
(Zoom)**

**Board Members Present:**

President, Judith Levin; VP/Architecture Chairperson, Steve Larson; Treasurer, Cheri Gries; Secretary, Sandy Kaye; Membership Chairperson, Jeremy Grimm; Grounds/Pool Chairperson, Dave Hendrickson; Outreach/Hospitality, Sandy Matchette

**Joining from the Community:**

Elizabeth d'Huart, Molly York, Kendra York

**President Judith Levin called the meeting to order at 6:00 p.m.**

**Public Forum**

None

**Secretary's Report:**

**Motions to Approve: Sandy Kaye made a motion to approve the August 2024 Monthly Meeting Minutes.** The August minutes were approved unanimously.

**Treasurer's Report:**

**Motions to Approve: Cheri Gries made a motion to approve the August Financials.** It was approved unanimously.

**Total Assets: \$267,566.37**

**Pool Pavilion renovation costs: \$8,979.34**

**Water Bill: \$5,273.18**

**Landscape: \$4,925**

Please see attachment for the complete Financial Report

### **Old Business:**

None

### **New Business:**

**No overseeding:** A short discussion was held to review the email vote by the Board to not overseed this winter. The vote was unanimous.

There was another short discussion on whether the grass mowing could be done every other week rather than weekly. If so, could we reduce the amount we pay TMC (landscapers)? Dave will look into this. TMC will treat and fertilize the lawn to extend the green-ness before it goes dormant. The tree trimming project is not completed.

The Landscape Committee has a list of plants that bring green and beauty without as much water usage. It is an attachment to the minutes.

**Pupper Treat** was suggested by a neighbor. A “pupper treat” is a Halloween gathering on a Friday in October as a community friendly event....In the pool area ...For just 1.5 hours one eve Something like....

Bring a lawn chair and small lawn blanket for your tricker treat area along with your friendly leashed puppy or walk and hold if they are a little “extra”..will have a boxed ballot vote for prize to best pupper costume and best pupper & parent costume ...bring puppy bagged treats to share with the pupper trick or treaters....

Unfortunately, per Maricopa County Health Department (MCHD) regulations, no pets are allowed in the pool area. The HIA has signs posted on each gate and a MCHD pool requirements sign posted at the pool, all of which prohibit pets in the pool area.

The Board decided that the neighbor should pursue this idea on her own at the North Park where pets are allowed. The community spirit is appreciated though.

**Town Hall:** A Town Hall is scheduled Saturday, **October 19<sup>th</sup>**, to address the **issue of our landscaping and water in the future**. There will be a guest speaker from the UofA Extension. The Board is trying to be proactive in reducing water usage before the City requires water reduction or increases costs to unacceptable levels.

Grass alternatives will be discussed. A pilot program of putting in some of these plants on some of our islands as a test will be discussed. Also, the list of plants from the attached list will be discussed. Our summer monthly water bills are in excess of \$5,000.

**Additional Board Member:** Judith proposed we separate grounds and pool so we have an additional board member and lessen the work load so that it does not appear overwhelming to new volunteers. Dave, who is both Grounds and Pool Chair, said the job is divided roughly

90% grounds and 10% pool. He does not mind doing both. Dave pointed out that 8 Board Members would mean the President would refrain from voting in that circumstance. This idea is tabled until the Annual Meeting.

**Cleaners for the pavilion area.** Sandy Matchette is getting some quotes from a few cleaners in our community. Cleanings are twice a month, mainly the restrooms. Right now we pay \$150/month (cleaned 2x a month). There is a language issue causing communication problems. It was decided to see if anyone's personal cleaning service had the time to go over to the Pavilion while they are in the neighborhood. Also, we will try to get the duty list in Spanish to see if that improves things. Elizabeth d'Huart volunteered to go over when the cleaning crew is there to make sure the work is done to our specifications.

**Raising the cost for the Pavilion rental** – A motion was made to raise the Pool Pavilion Rental fee to \$150. The motion was defeated by a vote of 3 for and 4 against.

Upon further reflection and discussion, **a motion was made to raise the rental fee to \$75, starting January 1, 2025. It passed unanimously.**

**Grassy area inside pool area (south side).** This will be part of the Town Hall discussion. There is an idea to put in a Bocce Ball court. Cheri is organizing a trip to a place that has a Bocce Ball court on Saturday, September 28<sup>th</sup>, to see if that is something the Board would like to implement.

## **Committee Reports**

### **Architecture Report:**

HIA Architectural Committee Report for September 10, 2024 meeting

There were two requests for approval of architectural/property changes submitted between the August board meeting and this meeting.

Clay Cline submitted a request to replace a struggling tree that was removed from their front yard earlier this year (March, 2023) with an Ash tree. He will also be replacing a bush in the yard, as well. This continuation of his March request was approved as submitted.

Jeff Kearns submitted a request to remove a Mesquite tree from his front yard that was damaged severely during a strong wind storm. Unfortunately, this same storm damaged a number of Mesquite and Palo Verde trees in the neighborhood. This request was approved as submitted. This request falls within the parameters of the CC&Rs.

**Membership Report:**

Data Current As Of: 9/10/2024

Last HOA meeting: 8/13/2024

**Home Sales Closed Since Last Meeting: 0**

**Homes In Escrow: 0**

**Homes for Sale: 0**

**Rentals: 2**

- 3 East Piping Rock Road

- 14029 North Medinan Drive

**Vacant properties: 0**

**Properties with under age 55 occupants: 2 (17 allowed):**

- 9 E Calavar Road

- 109 E Tam Oshanter Drive

**Outreach and Hospitality Report:**

Pool Pavilion is reserved 9/14, 9/20, 10/26 & 12/14.

Oktoberfest is 10/12

Art Fair is 11/9

La Posada is 12/7

Cookie Exchange 12/13

**Grounds/Pool Report:**

**Dave made a motion to replace the “15 MPH” sign in the entrance, the “NO DIVING” sign at the pool, and the “Maricopa County Regulations” sign at the pool.**  
It passed unanimously.

## **GROUNDS/POOL REPORT**

**SEPTEMBER 10, 2024**

### **Pool report:**

Our pool continues to receive excellent service from High Priority Pools.

Continued thanks go out to our daily pool testers Barbara, Clay, and Vicki.

### **Tree maintenance:**

TMC Landscape will begin trimming our common area trees around the end of September or early October.

### **Sign replacements:**

*Due to being badly weathered, I make a motion to replace the “15 MPH” sign in the entrance, the “NO DIVING” sign at the pool, and the “Maricopa County Regulations” sign at the pool.*

### **Pavilion renovation status:**

Phase I of the pavilion renovation has been completed. This includes the following:

- Partitions removed in restrooms
- Privacy deadbolts installed on restroom doors
- Signs installed on insides of restroom doors saying to lock the deadbolts for privacy
- Painting of interior walls and ceiling of bar, kitchen, and restrooms; and exterior of each roll up door
- Removal of vinyl flooring and baseboards in bar, kitchen, and restrooms

- Removal of old toilets
- Removal of lady's vanity and men's sink
- Replacement of Sloan valve
- Installation of waterproof laminate flooring in bar, kitchen, and restrooms
- Installation of new baseboards in all rooms
- Installation of new toilets
- Installation of new vanities and faucets in restrooms
- Installation of new vanity mirrors in restrooms
- Installation of new paper towel holders in restrooms
- Installation of grab bars in restrooms
- New foot-operated trash bins in restrooms
- Installation of new LED lighting in bar and kitchen
- Installation of artwork in the restrooms
- Installation of a full-length mirror in the lady's restroom

At this time, it is unknown when, or if, there will be a Phase II renovation and what that renovation might entail. Most likely, further renovations will be under the approval of a future Board.

Our renovation contractors, Greg Zagel and his helper, Chris, did a wonderful job in extreme heat and completed all the work in a professional manner. Many thanks to those guys!

I would like to recognize, and thank, renovation committee members Hedy Martin, Barbara Frandsen, Francy Hendrickson, and Sandy Matchette for volunteering for this committee and for their input, time, and efforts into making this happen. I would also like to thank Ken Groom for graciously offering his pickup truck to haul the vanities from Floor and Décor to the pavilion. One more thank you to Sandy and Jim Kaye for donating a colorful "art deco" framed picture of "Route 66" that now hangs in the men's restroom; and to Barbara Frandsen for finding some very nice framed pictures and a full-length mirror for the lady's restroom; and to Sandy Matchette for finding a beautiful picture for the lady's restroom. Thanks to all!

**Island solar lights:**

First, a little background for our newer residents. Our eight cul-de-sac islands and our main entrance originally had 40 electric lights. In 2023, the Board voted to replace those electric lights with solar lights as a way to help lower our ever-increasing electric bills. I removed the 40 electric lights and installed two solar lights per island, and two in the entryway. After installing the solar lights, the result was somewhat underwhelming in that the islands seemed to need additional lights. Due to several other landscape issues going on at the time, and since, additional solar lights got relegated to the “back burner.”

Since the lights depend on direct sunlight to operate, I had to place the lights along the perimeter of the island curbing away from any shade. What I did not account for was that landscapers and contractors pulling trailers, and delivery vehicles such as UPS, FedEx, etc., sometimes have a difficult time negotiating the curve around the island, especially if there are vehicles parked in front of the homes at the ends of the cul-de-sacs. As a result, a few (5?) of the lights were hit by the trailers. I was able to “MacGyver” a couple of the lights, but a few others were damaged beyond repair. So, what do we do? We have a few options. One is to add some new lights on each island and place them out of the way of vehicular traffic but still exposed to direct sunlight; remove the ground solar lights and replace with solar lights on 6-foot high decorative posts (costly!); return to electric lights that can be installed on the interior of the islands (defeats the original idea of reducing electrical costs); or remove the solar lights and let the islands be dark. Since our two parks are lit up like Las Vegas, perhaps we do not need lighted islands also?

Member thoughts, comments, suggestions on this issue will be appreciated.

**Lamplighters:**

Continued thanks go out to our resident lamplighters Steve Hayes and Kenny Roynestad...thanks guys!

**Notice of Next Meeting:** October 8, 2024 at 6:00 p.m. (Zoom)

**Adjourn:** A motion was made and carried by unanimous consent to adjourn the meeting at 7:13 p.m.

Respectfully submitted by Sandy Kaye, HIA Secretary