



**Draft Copy  
563rd Minutes of the  
Hillcrest Improvement  
Association  
Board of Directors  
March 10, 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; Infrastructure Chairperson, Dave Hendrickson; Outreach Chairperson, Dick Krause; Hospitality Chairperson, Sandy Matchette

**Joining from the Community:**

Barbara Frandsen, Jeremy Grimm, Molly York, Kendra York, Steve Larson, Vicki Greenfield, Nancy Kroening, Mike Farrell, Thomas Mirasola, Wendy Sticht, Gordon Weagle, Kenny Roynestad (10% of the community attending not counting the Board, 17% with)

**Randy Parker called the meeting to order at 6:01 p.m.**

**President's Report**

Randy recognized that we had a quorum (8 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 February 14, 2026 Organizational Meeting. Ted seconded. It was approved unanimously.**

**Sandy Kaye made a motion to approve the minutes from the February 28, 2026 Organizational Meeting. Dave seconded. It was approved unanimously.**

**Sandy Kaye made a motion to approve the minutes from the February Board of Directors' meeting. Sandy M. seconded. It was approved unanimously.**

**Treasurer's Report – Cheri Gries  
February 2026 Treasurer's Report  
3/10/2026 Meeting**

I've hired Chad Blass of Trapp, Blass, Millspaugh CPAs PLLC to prepare our 2025 taxes. He is

charging us \$300 but said his rate will most likely go up next year.

February Financials: see report emailed on 3/10/2026.

**Total Expenditures for February 2026: \$ 6,426.35**

Largest expenses:

- Water \$ 821. Last month - \$ 1,108
- Landscaping \$ 3,174. Last month - \$ 2,838 (includes tree removal & trimming)
- APS \$ 942. Last month - \$ 896
- Pool \$ 402. Last month - \$ 644

**We are receiving 3.25% interest from Flourish –**

Operating Flourish interest earned on 2/03/26 -  
\$ 270.75

Reserve Flourish interest earned on 2/03/26 -  
\$ 901.77

**Total Assets as of February 28, 2026: \$ 521,350.94**

Thank you, Board, for reviewing the Financials.

**Motion: I move that the Board approve the February 2026 Financials. Sandy M. seconded.**

**It was approved unanimously.**

Thank you,

Cheri Gries – Treasurer

Hillcrest Improvement

## **Old Business**

### **Block Watch**

There was a lengthy discussion concerning the Block Watch progression. Block Watch will go under the Outreach Chair. Dick Krause said he is looking forward to greeting new residents and informing them of Block Watch and bringing them a ditty bag of useful items as a welcome.\* This will be explored further. Nancy Kroening, Block Watch Chair, submitted 4 motions to be presented. Each was discussed.

The first: **A motion was made by Sandy Kaye to approve the Block Watch Mission Statement**

**“The mission of the Hillcrest Improvement Association Block Watch Group is to learn about methods of keeping our neighborhood a safe place to live.**

**And to be ready to help ourselves and each other during emergency situations where appropriate.**

**And to have fun doing so.” Randy seconded. It passed unanimously.**

The second: Nancy said she has 2 large, 2’x4’, Block Watch signs to be placed at the North and South Entrances to HIA. The Board will look at the signs and determine placement.

The third: Nancy also was seeking approval to attend a Grant-Writing Workshop for things such as reflective paint house numbers on our curbs, fire extinguishers in each home, etc.

**Ted made a motion to support HIA attendance at the Workshop. It was seconded by Dick.**

**It passed unanimously.**

It was thought a good idea to have a Board Director involved which would be Dick.

The fourth: Inviting elected officials to attend our meeting was put off for future discussion.

Nancy Kroening was praised for her work on the Block Watch initiative.

## **Island Lighting**

It was decided that Island Lighting would be a concern of the 2026 Board.

## **Patio Furniture**

Sandy Matchette called the Board's attention to the disrepair of the wrought iron table and chairs at the Pool Pavilion. She said 960 people used the patio furniture last year at scheduled events not to mention individual usage, like pool visits and Happy Hours. Ted pointed out the poor condition could lead to accidents and lawsuits. Sandy told us a new table and chairs would cost around \$1600 a set. She got a quote to power wash, repair and paint the tables and chairs for \$500 labor and \$250 paint. Sandy showed us a sample cushion for the seats and backs of the chairs; Sunbrella fabric and the perfect size for our furniture and available from Costco for \$17.

**Ted made a motion and modified the dollar amount to spend up to \$2400 on washing, repair and painting of the patio furniture and new cushions for the chairs. Cheri seconded. It passed unanimously.** Sandy M said the work could be started very soon. This expense will be from the Reserve Account.

## **New Business**

### **Long Term Study Memorandum**

Infrastructure Chair, Dave, presented a memorandum from Mike Farrell about the need to update our Long Term Reserve Asset Study every year or every other year at minimum. The situation with the patio furniture was given as an example of a missed item that needed to be included and accounted for. This is a flexible tool. Some repairs may need to be advanced, like the walls in the South Park.

### **Reserve Fund Study:**

In 2025, the Board contracted with Advanced Reserve Solutions, Inc. (ARS) to create a Reserve Study to list all infrastructure facilities and time frames and costs to maintain those facilities for a 30-year period. The Study is a valuable document for future Boards to refer to and revise as needed. Mike Farrell, Mike Yore, and I have been involved in reviewing the Study in more detail and have some ideas of how we can change a few things around to better meet our needs. This will be an ongoing process, and because making changes affects many parts of the Study, it is necessary to engage ARS to make the changes in the Study. The Board has set aside \$900 to have ARS conduct a Level III Study of the RFS. For a complete explanation of the need and benefits of a Level III Study, please see the attached Memorandum, dated February 26, 2026, from Mike Farrell. With this information:

**Dave made a motion to hire Advanced Reserve Solutions, Inc. to do a Level III Reserve Study for \$800, funding for which is included in the 2026 Budget. It was seconded by Cheri. It passed unanimously**

## **Five Goals 2026**

Ted Gates presented the following suggested goals for 2026:

**Overarching Theme:** To be recognized as "The Premiere Hillcrest Community in the Heart of Moon Valley"

### **Goal 1: Create several "Quick Wins" that build the new HIA's momentum:**

- Create a corn-hole area on the north side of the pool pavilion concrete area.
- Lawn restoration pilot using the SE island which will inform plans for other grass areas.

### **Goal 2: Develop a Long-Term Landscape Plan (restoration, renewal and replacement)**

- Restoration of the grass areas including aeration and fertilization.

- “Island by Island” plans including with community input including:
  - Replacement of “end of life” plants.
  - Installation of new low voltage landscape lighting.
  - Additional landscape rock in patchy dirt areas.
- Add low voltage landscape lighting to the islands.

**Goal 3: Increase access to the community with an operable North Gate**

- Evaluate automatic gate capacity.
- Ask Mulcahey about subscription based amenities.
- Develop business model for subscription based North Gate entrance access.

**Goal 4: Increase security within the Community**

- Security camera at the front entry.
- Security camera at the North Gate.
- Increased lighting at the islands (and other areas if determined necessary).

**Goal 5: Increase HIA financial resources without impacting current residents**

- Develop business model for an application fee for new residents.
- Fee will generate new capital for the restoration and careful enhancement of the community which new residents will benefit from.
- Fee could be based on 1% of the average selling price of the homes within the last 12 months.

**Goal 6: Increase HIA project resource**

- Draft an RFP for “Job Order Contracting” with local licensed professionals.
- HIA will select a vendor based on fees, rates, and qualifications.
- Engaged vendor will facilitate getting projects completed in a quick and efficient manner.

**There was light discussion on these goals to include:** Dave’s network experience that gates are a nightmare to maintain; Cheri would like a Bocce Ball court; a business model for some of these needs to be developed; application fee is a tax. Who pays? Who benefits? All of this will be considered going forward.

**Committee Reports:**

**Architecture report: Ted Gates**

**Architecture Chair Report**

There were Change Requests at (4) properties this month:

- 1) Eric Werner @ 113 E Boca Raton Rd. requested approval of an exterior transformation of both the home and landscape. Eric presented comprehensive plans which received input and were

appropriately adjusted to align with the community's Design Guidelines. The revised plans have been approved and Eric's work is underway.

- 2) Steve Larson @ 121 E Piping Rock Rd. was approved for the replacement an aging stick bush with three new Pygmy Date Palms between their driveway and front entry walk.
- 3) Mike Farrell @ 128 E Tam Oshanter Dr. requested and received approval for the following:
  - A) Addition of a 4' wide paver path running along the garage and front entry wall
  - B) Planting two Sky Pencil Holly trees
  - C) Removal of 2 Yellow Bell trees, moving large rocks, and replanting using an existing cactus.
- 4) Kathryn Christmann @ 120 E Calavar Rd. requested and received approval for the replacement of a fallen Palo Verde tree with a new Mexican Olive Tree.

### **Membership report: Colleen Donimari**

**Data Current, As Of:** 3/9/2026

**Last HOA meeting:** 2/10/2026

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

**Homes In Escrow:** 1

- 12 E Calavar Rd.

**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:** 2 (17 allowed):

- 136 East Boca Raton Road

- 109 East Tam Oshanter Drive

**Homes Sales in 2026:** 0

**Hospitality/Social report: Sandy Matchette**

The Pool Pavilion is reserved for 3/28; 4/5; 4/11 and 5/2.

Cinco de Mayo is 5/3

Oktoberfest 10/10

LaPosada 12/6

**Infrastructure: Dave Hendrickson****Pool:**

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

In 2022 our pool deck texture was removed and new texture installed and painted. Per the pool company and material manufacturer recommendations, the texture should be repaired as needed and repainted every 5 years after a new texture is installed. Our texture has developed several cracks, some of which are major and need attention. On March 4<sup>th</sup>, I met with a field representative of the company that installed the new texture to assess its current condition. The rep explained the process of repairing the cracks and repainting the areas of repairs. Doing this will leave us with a splotchy deck appearance because even though the repairs will be painted with the same color as originally used, the original color has faded since installation. The Reserve Fund Study shows repairs and total repainting of the pool deck in 2027 at an estimated cost of \$8,780.75. The pool company gave me a quote of \$8,783.68 to do this work now (\$2.93 more than the RFS cost in 2027). With this information:

**Dave made a motion to move the pool decking repairs and repainting from 2027 to this year for a cost of \$8,783.68. This quote is good for 30 days from March 4, 2026. Randy seconded. It passed unanimously.**

**Reserve Fund/Infrastructure Committee:**

In accordance with the attached Memorandum, dated March 5, 2026, from Mike Farrell:

**Dave made a motion that the Board create a new HIA Reserve Fund and Infrastructure Committee. It was seconded by Ted. It passed unanimously.**

This Committee will check our community's buildings, roads, and other shared items regularly. It will report back to the Board. It will suggest when things need to be repaired or replaced. It will watch over any work that gets done. It will also suggest changes to our Reserve Study to keep it current. The Infrastructure Chair will lead the Committee. It will be open to all community members. Meetings will have notice ahead of time so anyone can attend. The Committee will keep minutes from each meeting.

**Thanks:**

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

**Landscaping: Ted Gates****Landscape Chair Report**

Transplanted mesquite was removed from the front entry. We are looking for anyone interested in donating a new tree towards the beautification of the community's entrance.

Kenneth Roynestad has been authorized by the Landscape Chair to research and apply SW Gardening best practices towards the restoration of the grass which will inform the planning and execution of grass restoration across the rest of the community.

The Landscape subcommittee will have its first meeting this month and Ted is open to any additional volunteers that would like to have a voice in the ongoing beautification of our community.

We have several Agaves that are at end-of-life. If you 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.

Outstanding Items for the Chair to address:

- Removal of the expired Agaves.
- Impact's schedule for replacement of expired plants
- Next steps for the Kurapia pilot project

**Outreach: Dick Krause \*(see above Block Watch info)**

In addition to his previous comments, Dick brought up the wealth of information that could be found in Beth Mulcahy's (Mulcahy Law Firm) first Friday Q&A sessions. He highly recommended listening in.

**Next Meeting: April 14, 2026**

**Motion to Adjourn: Sandy Kaye motioned to adjourn. Sandy Matchette seconded.  
The meeting adjourned at 7:39 p.m.**