



**Approved Copy
546th Minutes of the
Hillcrest Improvement
Association
Board of Directors
October 8, 2024- 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: Molly York, Kendra York, Sharon Tucker, Elizabeth d'Huart, Micki Eckels, Vicki Greenfield, John Bosch, Catherine and Ted Gates

President Judith Levin called the meeting to order at 6:01 p.m.

Public Forum

Sandy Kaye read an excerpt from the Arizona Republic newspaper on political signs and political canvassing in HOA neighborhoods. Arizona has state laws that allow both even in HOAs.

Secretary's Report:

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

Treasurer's Report:

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

10/08/2024 Treasurer's Report

1. September Financials: see reports emailed on 10/08/2024. Thank you, Board, for reviewing the Financials.

Motion: I move that the Board approve the September Financials.

2. Since the previous Board meeting on September 10, 2024: Total Expenditures: \$ **11,020.84**

Biggest Expenses:

Water - \$ 4,182

TMC Landscaping - \$ 3,321

APS - \$ 881

YTD interest from Flourish - \$ 9,694.65

Total Assets: \$ **257,819.09**

Please see attachment for the complete Financial Report

Old Business:

Town Hall

Town Hall meeting will be Saturday, October 19th, at 10:00 a.m. at the Pool Pavilion.
\$150 is needed to pay the consultant who will speak. No refreshments will be served.

Pavilion Cleaning

Sandy Matchette has resolved this issue with our existing cleaning company.

New Business:

Review of new reservation fee for Pool Pavilion

There was some concern that a raise in the reservation fee meant a raise in the Association dues. There is no connection between the fee and HIA dues. They are separate entities. The budget has not yet been determined so the dues amount is TBD.

Nominating Committee

Sandy Matchette volunteered to chair the Nominating Committee.

Increase Board size

Judith brought up increasing the Board to nine members. She will step down from her position in February and would like to be a Board Member At Large. A short discussion was held. **A motion to increase the Board to nine members was defeated by 2 in favor, 5 against.**

Meeting in person

A discussion was held about having the Monthly Board Meeting in person as opposed to Zoom. It was decided to have the next meeting on November 12th at the home of

Cheri Gries where we could meet in person and also Zoom the meeting.

Towing Contract

Dave explained the new Towing Contract we needed to remove a parked car from the neighborhood. It will be enforced only after a call by one of four designated Board Members.

CTA Filing

The Federal Government is requiring all associations to file a list of their Board members according the Corporate Transparency Act (CTA). While HOAs are not the target of this Act, we fall under the umbrella. It is not as straightforward as we first thought and the fines are \$500 a day if not filed correctly. **A motion was passed unanimously to hire Mulcahy Law to file for Hillcrest for the fee of \$350.**

Moon Valley Letter about increased crime in the area

It was decided to send our members a copy of the email Moon Valley Homeowners' Association sent to their members as an FYI and also to encourage paying for the Security Patrol that drives through Moon Valley and Hillcrest. Please see attachment.

Letters sent to resident

Three letters were sent to the residence of one of our members (one to the owner, one to a guest who is over 40 and one to the guests who are 23 year olds, who are residing at the home) reiterating our ages requirements for residency here. There is no violation and the letters were sent as information awareness.

Committee Reports

Architecture Report:

HIA Architectural Committee Report for October 8, 2024 meeting

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

Robert and Ellen Kirschbaum submitted three requests during this time. All three will be detailed here.

1. The first request was to remove a low masonry planter box located along the front wall of the home. The structure of the masonry wall has been compromised over the years by an olive tree that has been removed from the yard and no longer poses a problem, but the

damage has been done. A sprinkler system that is part of this planter will be removed as well, as it has caused problems from numerous leaks, both in the front and back yards and up against the footing of the home. After removal, necessary stucco work will be performed to match the rest of the home's stucco finish.

2. The second request was submitted for approval to repaint the entire home. The paint chosen for the stucco finish of the home is Dunn Edwards Exterior Warm White. The Architectural Chair called Dunn Edwards and confirmed with two stores that their Exterior Warm White paint has no shadings added other than white. At least one other home in the community has used this exterior white paint by the same painter who is painting the Kirschbaum home and came recommended by that homeowner. This painter is familiar with the HIA requirements for paint. The wood beam trim over the garage and entry will be painted with Dunn Edwards Northern Territory Exterior paint, which is a dark brown. Both of these paint colors can be found in the community and conform to the CC&R standards for color and suitability to the neighborhood.
3. The third request is to add two additional aluminum lattice shade structures, one for a patio and one for an area used to store equipment, that match a previously installed lattice shade structure. The architectural plan/drawing, information, and data sheet from the installer were included and match the existing patio cover that was previously installed.

All three of these requests were approved without modification. They fall within the rules in the CC&Rs and meet the suitability requirements mentioned therein.

Wendy Sticht submitted a request to change the color of the paint for the trim of her home, which is currently a dark taupe, to black. There are many examples of black trim in the neighborhood and this request aligns with the requirements for keeping in line with the suitability and character of the community. This request was approved as submitted.

Doug Huffman submitted a request to replace their garage door with a new one from Home Depot and installed by Stapler Garage Doors. Both Home Depot and Stapler Garage Doors have installed garage doors for members of the community in the past, and are familiar with the HIA's requirements. The new garage door is similar to their existing door, with no windows, and will be white in color. This request was approved as submitted.

In discussion, Catherine and Ted Gates said they will complete their front landscaping when the weather is cooler.

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

Grounds/Pool Report

HILLCREST IMPROVEMENT ASSOCIATION

GROUND/POOL REPORT

OCTOBER 8, 2024

Pool report:

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

Due to our nighttime temperatures dropping into the mid-70's, the pool water has been cooling down. With the reduced water temperatures, we are seeing a slight reduction in the amount of vendor added chlorine tablets and chlorine shock. Also, I have turned off the aerators.

I want to propose two pavilion projects for the Board's consideration. If the Board deems these projects worthy of consideration, I will obtain quotes and present them at the next Board meeting. If not, I will not pursue them any further.

The proposals are:

1. Construct a small (4' wide x 6' high) privacy screen at the pool shower. I have had a few members tell me they feel awkward when using the shower, even though they are wearing a swim suit, because they are in full view of vehicles driving by and the homes across the street from the pool. The screen could be built with concrete block, then apply stucco and paint it white to match the other buildings. A less expensive option would be to construct the screen using 4" x 4" wood posts with a wooden lattice-work screen between the posts. A wood screen will not last as long as a block wall screen, but it will be less costly. Additionally, towel hooks and a small shelf can be installed on the screen for swimmers use.

2. Modify our two pool gates to install a keyless “panic-bar” exit device that we typically see in restaurants and office buildings. This will eliminate the need to use a key when leaving the pavilion area and it will eliminate the practice of propping open the gate for the convenience of those exiting the area (gate propping is in violation of HIA and Maricopa County Health Department regulations). Entrance into the pavilion will still require a key. At issue with this is that our current gate, gate posts, and gate hinges may not be “beefy” enough to support the hardware required for this device. Hardware will include the panic bar, hydraulic closer, hinges, security panels on the outside of the gate to prevent a person from reaching through the gate bars to operate the panic bar, and any structural changes to the fence.

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

Tree maintenance:

TMC Landscape will begin trimming our common area trees once the weather cools down.

Sign replacements:

We have a new speed limit sign at the Boca entrance, and new pool regulation signs at the pool.

Island solar lights:

In my September Grounds/Pool report, I explained the situation with our cul-de-sac island lighting, offered some suggestions, and asked for community feedback on those suggestions. To date, I haven’t received any feedback from the community.

Broken wall lamp:

Raptor Electric has us on their work schedule to reinstall the wall lamp that was knocked off the wall by a broken branch from a Eucalyptus tree at the SE corner of the south park.

Lamplighters:

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

A discussion was held and it was decided to get a quote for the panic bar gate and it will be discussed next month.

Dave said no one commented on the Island light problem. There was discussion on LED bulbs, reinstalling electric lights, removing lights. This will appear on next month’s agenda as well.

Judith requested that TMC, the landscapers, put flags where there are emitters so we would know where to plant.

A discussion of the Bocce Ball court and perhaps a Corn Hole game will be on next month's agenda.

Lights to play at night will be discussed. The Bocce Ball court trip will be rescheduled.

Outreach/Hospitality Social Report:

We have 65 reservations for Oktoberfest.

The Art Fair is limited to residents and their friends and guests.

Pool Pavilion is reserved 10/26, 12/14 and 11/28.

Oktoberfest is 10/12

Art Fair is 11/9

La Posada is 12/7

Cookie Exchange 12/13

Notice of Next Meeting: November 12, 2024 at 6:00 p.m. (In person at Gries residence and Zoom)

Adjourn: A motion was made and carried by unanimous consent to adjourn the meeting at 7:20 p.m.

Respectfully submitted by Sandy Kaye, HIA Secretary