



**Draft Copy  
554<sup>th</sup> Minutes of the  
Hillcrest Improvement  
Association  
Board of Directors  
June 10, 2025- 6 pm  
(Zoom)**

**Board Members Present:**

President, Steve Larson; VP/Architecture Chairperson, Mike Yore; Secretary, Sandy Kaye; Membership Chairperson, Jeremy Grimm; Infrastructure Chairperson, Dave Hendrickson; Landscape Chairperson, Judith Levin (via phone);

**Absent:**

Treasurer, Cheri Gries; Hospitality, Sandy Matchette

**Joining from the Community:**

Elizabeth d'Huart, Kathy and Mark Hellan, Nancy Kroening, Ellen Kirschbaum, Anne Compton, Jayne Weagle, Molly York, Kendra York, Mike Farrell, Stephen Hayes, Catherine and Ted Gates

**Steve Larson called the meeting to order at 6:00 p.m.**

**President's Report**

The President determined a quorum was present. He started with the Survey Poll, saying we had about a 10% response and that he hoped the next time we did this, he hoped for a larger response.

There was one thing Steve stressed: no payment in the amount of \$10,000 or any amount was paid to anyone as settlement. That rumor is completely false. He asked the Association to please not spread rumors. Please call the Board to verify information before you tell others. The Steve and the Board want the Association to be transparent and a welcoming, desirable place to live.

Steve then reviewed the guidelines for speaking.

**Public Forum:**

There was no discussion here.

**Secretary's Report:**

**Motion: Sandy Kaye made a motion to approve the May 2025 Monthly Meeting Minutes. Mike Yore seconded. The minutes were approved unanimously.**

**Motion: Sandy Kaye made a motion to approve the June 4, 2025 Special Meeting Minutes. Dave seconded. The minutes were approved unanimously.**

**Treasurer's Report: Cheri Gries, in her absence Judith Levin read her report.**

**Treasurer's Report**  
**6/10/2025 Meeting**

1. May Financials: see reports emailed on 6/03/2025.

A few people questioned the fact that we paid \$ 5,500 in taxes in April (see last month's report). The reason is that we are earning interest on our money from a high interest account. In 2024 we earned \$12,400 + interest. This year we are earning 4% instead of 5% but predict it will be a similar amount.

The bank we have been using, Republic Bank of Arizona was recently bought by Pima Federal Credit Union. It was a bit of a challenge but we are now officially banking with Pima.

Thank you, Board, for reviewing the Financials.

**Motion by Judith: I move that the Board approve the May 2025 Financials. The motion was approved unanimously.**

2. Since the previous Board meeting on May 20, 2025:

Total Expenditures: \$ 7,341

Biggest Expenses:

Landscaping	\$ 2,755 – Last month was \$ 7,750
APS	\$ 840 - Last month was \$ 786
Water	\$ 2,316 - Last month was \$ 815
Interest paid in May -	\$1281

**Total Assets: \$ 406,532**

Thank you,  
on behalf of Cheri Gries  
Treasurer  
Hillcrest Improvement Association

## **Old Business:**

### **Poll**

Sandy Kaye reported that the Board is reviewing the letters from the participants of the poll and commenting on the statements. The Board wants to respect the comments by carefully considering what people said. The issues will be addressed; some things have already started like the Budget Maintenance Committee. She also referred to comments about people being intimidated into not speaking or being afraid to speak up. She reiterated that the Board will not tolerate situations like this and to please notify a Board member with specifics if this what you encounter so we can correct this.

### **Block Watch informational meetings**

Nancy Kroening, our Block Watch Captain, said there are three things we can do to get started on being a safer community:

1. Close your garage door
2. Get to know your neighbors and get their emergency contact numbers
3. Know who to call when something happens (Secretary's Note: there will be an attachment of contact numbers with these Minutes)

The first Block Watch Committee meeting will be at Nancy's home, 123 E. Calavar on June 12<sup>th</sup> at 4:00. There will be 2 guest speakers. Board representation will be Steve Larson, Mike Yore and Judith via phone.

### **Budget Maintenance Committee (announce members, meeting plan)**

Mike Yore, Chairman of the Budget Maintenance Committee, announced that the members are Lynn Graham, John Bosch, Mike Farrell, Ed James, Wendy Sticht, Ellen Kirschbaum and Anne Compton and Winkie Schwartz as alternates.

The first meeting has not occurred yet but will after everyone is in town.

### **Signs in Parks (Dog, trespassing)**

There was quite a lengthy discussion on this topic that bled into the New Business sign topic. A major concern was the signs being aesthetically unpleasing, giving a junky look to our community. Another major concern was the strictness or seriousness of the issue as opposed to nice. It was suggested the signs should be direct, contain regulations, ordinances and fines statements. But the question of how do we enforce this remains? One resident who lives on Medinan, across from the North Park, saw a man pull up in a truck and get out with his unleashed dog and a ball. She informed him that this was not

allowed here. He was not a resident. How to prevent future incidents like this? This will be a topic for the Block Watch meeting.

There was discussion as to where to place the signs. Again, the concern of appearances.

Elizabeth d'Huart and Sandy Kaye will investigate signs and the information on them and present to the Board at the next meeting so we can move forward on this and make a decision.

## **New Business:**

### **New Signs for entry way (speed limit, trespassing, dogs)**

There was more discussion on the signs at the entry way of our community. Are what we have now effective or relevant? What information should be presented to visitors upon entering our community and where should it be? One of the suggestions of No Trespassing Private Property was met with resistance. One resident said, "Are we telling people they can't come in?" to walk, bike, etc. However, there was much vocal support for No Soliciting being more prominent and enforced. This also will be addressed at the Block Watch meeting.

In the end, Welcome to Hillcrest, speed limit of 15mph, No Soliciting and Dogs on Leashes seemed to be favored. Again, Elizabeth and Sandy will consult and research something to present to the Board that meets the standard of pleasing to the eye but effective.

## **Bowling**

Mike Yore said 20 people have signed up for our June 22<sup>nd</sup> bowling event. It is a one time participation, not a league.

## **Long Term Plan**

There was general consensus that the HIA needs a new or updated Long Term Plan or Asset Reserve Study. This plan would intertwine with the Budget Maintenance Plan so it needs to be addressed. There was a long discussion on what documents and information we currently have; is it valid; is it legal; is it accurate; what historically was done. There is much work to be done here. The Budget Maintenance Committee will review our existing documents and compare them to some Mike Farrell has from a previous job. We should have more information next month and be able to point in the right direction.

## **Committee Reports:**

**Architecture report:**            **Mike Yore**

### **ARCHITECTURAL REPORT**

## **June 10, 2025**

There were two requests for architectural approvals since the last board meeting.

- Julie Lindquist asked to put a garden flag in front of her home. She will place only one flag at a time and it will be a seasonal style. I responded that the pole can be no higher than the height of the second story rooftop of any home. Request was granted.
- Mike and Karen Yore requested to paint their home and foam their roof. Request was granted.

All requests are within the CCRs.

Submitted by Mike Yore

**Membership report:       Jeremy Grimm**

**Data Current As Of: 6/9/2025**

**Last HOA meeting: 5/20/2025**

**Home Sales Closed Since Last Meeting: 1**

- 39 East Tam Oshanter Drive

**Homes In Escrow: 1**

- 19 East Boca Raton Road

**Homes for Sale: 3**

- 6 East Piping Rock Road

- 113 East Boca Raton Road

- 136 East Boca Raton Road

**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

**Hospitality/Social report: Sandy Matchette**

Sandy Kaye reported for the absent Sandy Matchette

The only thing to report is that the Pool Pavilion is reserved for July 3<sup>rd</sup>.

**Infrastructure: Dave Hendrickson****HILLCREST IMPROVEMENT ASSOCIATION****INFRASTRUCTURE REPORT****JUNE 10, 2025****Pool:**

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

As we get into the summer swimming season we will soon see an increase in the amount of liquid chlorine being added directly into the pool and chlorine tablets being added to the pool's backup chlorination system. Although we have a salt cell that produces chlorine, it cannot keep up with the demand of higher water temperatures and increased pool usage. Also, our pool vendor said that a pool our size should have two salt cells because one is not adequate for our extreme summer heat.

**Street crack sealing:**

I received two quotes for performing our recommended 2-year cycle of street crack sealing. Arizona Asphalt and Paving quoted \$9,986 and Arizona Asphalt Repair quoted \$33,549. The contractor that performed crack sealing for our streets in 2023, YSC Paving, has not return any of my 3 phone calls. In 2023, YSC crack sealed our streets for \$11,057

Dave said he firmly believes that crack sealing can extend the life of our roads and delay the major expense of replacing or resurfacing roads in the future.

**Dave made a motion to contract with Arizona Asphalt and Paving to crack seal the streets in Hillcrest for the amount of \$9,986. Steve seconded the motion. No discussion. It was approved unanimously.**

**Broken tree branches:**

We had two trees drop branches within a day or so of each other. The first, a Eucalyptus tree in the south park dropped a huge branch causing extensive damage to the metal railing on top of the block wall surrounding the pool. It also broke off a corner of the walls' decorative cap block and bent the wall lamp on top of the adjacent column. Broken Limb removed the branch for \$750. I contacted DCS Pool Barriers, the fencing company that fabricated and installed the metal fencing, to inspect the fence damage and give me a quote to replace it. The quote is for \$2,100 and was Board approved at a special meeting called because of the safety issue of having a break in the fence that can allow children access into the pool area. DCS has

scheduled June 27<sup>th</sup> for installation of the new metal fencing. I also contacted Raptor Electric to make repairs to the bent wall lamp. Fortunately, the lamp still works, it just needs to be remounted.

The second tree branch that broke was from an Olive tree in the north park. Thanks go to Jerry and Cheri Gries for attempting to cut up the broken branch and put it in their trash can; however, the branch was too heavy and too large to do so. Broken Limb removed the branch at no cost to the HIA.

#### **Hardscape upkeep:**

As reported last month, our entryway walls need some patching and painting. Thanks go out to Mike Yore, HIA Architectural Chair/Vice-President, for painting the chipped areas and sealing the cracks in the walls. His efforts made a huge improvement to the overall appearance of the walls. At some point in the future, the walls will need some stucco repairs and be completely repainted, but for now they look much better. Thanks Mike!

#### **Island lighting:**

Ed Jeter, Steve Hayes, and Kenny Roynestad continue to investigate types of lighting that will work well on our islands. At this time, I do not have any additional information on this, but I will report their findings when they become known.

#### **Thanks:**

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

#### **Landscape: Judith Levin**

Judith thanked the people who help with the Landscape Committee, Kenny Roynestad, Dave Hendrickson, Molly York, Kendra York, Vicki Greenfield and Elizabeth d'Huart.

May 7<sup>th</sup>, Kendra and Molly met with Zac and reviewed our landscape and point out our concerns which were listed in two emails to Zac from Impact Systems. May 13<sup>th</sup>, a water pipe was repaired near the entrance of Boca Raton. Palm tree trimming requests were collected with checks to give to Broken Limb who will begin this project June 1<sup>st</sup>. Broken Limb was called to give us an estimate to clean up tree limb that broke by the pool area. Letter sent to David Fuchs re: his complaint about our bush littering his yard. (5-29-25).

Judith reported that trees in the entrance at Boca Raton will be trimmed and/or removed as necessary.

**Judith made a motion to spend \$175 for Broken Limb to remove the Palo Verde at the entrance. It was approved unanimously.**

The replacement plants on the east cul de sac of Calavar will be planted in the fall when the weather is cooler. That project has not been forgotten.

It was pointed out that some of the orange trees look distressed. That is being addressed and they might need replacing.

A Bocce Ball court was mentioned again as a possibility. The Jacaranda at the front entrance has been trimmed and looks better.

Cate Gates volunteered to see if she might be able to repair the damaged pillar by the Pool Pavilion.

There is a grey and white cat with a collar who is wandering the neighborhood, making a nuisance of himself, capturing baby bunnies among other troublesome deeds.

**Next Meeting:** July 8, 2025, 6:00 p.m. Zoom

**Motion to Adjourn:** A motion to adjourn was made by both Jeremy and Judith at 7:27 p.m. It was unanimously approved.

