



**Approved COPY  
HILLCREST IMPROVEMENT ASSOCIATION  
2025 ANNUAL MEETING MINUTES  
13284 N. Medinan Drive  
South Park Pavilion  
Phoenix, AZ 85022  
February 22, 2025**

President Judith Levin called the meeting to order at 10:33.

**Board Members Present:** Judith Levin, President/Landscape; Steve Larson, Vice President/Architecture; Sandy Kaye, Secretary; Jeremy Grimm, Membership; Dave Hendrickson, Infrastructure; Sandy Matchette, Hospitality/Social

**Board Members Absent:** Cheri Gries, Treasurer

**President's Review 2025: President Judith Levin**

Judith welcomed Members, recognized existing Board Members individually and verified a Quorum of Members (36) present. There were 45 lot residences signed in with approximately 62 people in attendance.

She thanked the Board for their contributions this past year. She expressed gratitude to serve the community and looked forward to continuing to work on the Board as the Landscape Chair.

**Approval of 2024 Annual Meeting's Minutes**

**Sandy Kaye made a motion to approve the Minutes from the 2024 Annual Meeting.** It was seconded by James Kaye There was no discussion. **The motion was approved unanimously.**

**Treasurer's Report: Cheri Gries**

**2024 Year End Report** In Cheri's absence, Sandy Kaye read the Year End Report.

2024 in Review

Annual Dues ( @ \$1,788 x 117 ) = \$209,196

Total collected (including late fees) = \$209,450

**Top 6 Operating Expenses**

Landscaping \$36,541

Our current landscaping company (TMC) will no longer be providing their services in AZ soon.

We are looking for a new company to take over our maintenance.

Water \$37,999 in 2023 – \$32,023

Electricity \$10,520 in 2023 – \$10,291

Insurance \$10,465 in 2023 – \$10,262

Tree Service \$ 6,855

Pool \$ 6,528

2024 Reserve Expenses

Updated Pavilion bathrooms/kitchens \$ 5,808 Flooring/vanities, etc...

Assets as of January 31, 2025 = \$430,074.

(note: some dues have been deposited in February)

**Proposed Budget for 2025** (as you can see we've allocated \$78,476 to our Reserve account for future street maintenance.)

**Sandy Kaye made a motion to approve the 2025 Budget.** It was seconded by Jim Kaye. There was brief discussion about whether Broken Limb would do landscaping, in addition to tree trimming (they do not), and to consider reduction of water usage since that was a large increase this year. It was pointed out that ways to reduce water usage are being considered. Water utility prices increased this year which also affected the increase. **The motion was approved unanimously.**

### **Architecture, Steve Larson**

During the 2024 calendar year, there were 37 Requests for Architectural/Property Changes submitted to the chairperson of the Architectural Change Committee, broken down monthly as follows:

- March – 3
- April – 4
- May – 4
- June – 4
- July – 3
- August – 3
- September – 4
- October – 6
- November – 3
- December – 3

The requests broken down by types of changes requested:

Adding/replacing pavers for driveways/walkways - 4  
Removal of trees for various reasons, including risks to foundations/walls/sewer lines, end of life/storm damage - 6  
Addition of or repair of lot boundaries (brick)  
Whole home repainting - 3  
Painting/repainting of trim/overhangs/ pergola - 4  
Interior remodeling not requiring HIA approval  
Refresh of existing landscape gravel  
Replacing of windows/sliding doors/window screens - 2  
New patio with/without low walls – 2  
Removal of dilapidated masonry structures  
Replacing gutters - 2  
New patio covers - 3  
Removal of fire pit  
Filling hole in garage wall left after removal of door to the garage  
Refresh of landscaping including new vegetation  
Replacing grass and non-native plants with gravel and native plants  
Replacing trees for various reasons - 4  
New garage door  
Replacing rotted fascia  
Replacing front gates/metal motifs

During the 2024 calendar year, only one Architectural Change request was not approved because of strict guidelines in the CC&Rs related to satellite dish placement.

The chair of the Architectural Change Committee reminded residents during monthly HIA board meetings to be sure to submit, prior to any work beginning, any work that meets the requirements in the CC&Rs for approval by the committee/board.

The chair of the Architectural Change Committee also expressed appreciation to those who replaced trees and other vegetation rather than removing any vegetation, resulting in neither a net gain or loss in the number of trees/vegetation on a resident's property.

### **Membership, Jeremy Grimm**

In 2024, we had 8 new owners. We are under compliance of Federal Regulations in that we have more 55+ residents than the required 85%. There are 2 rentals and 1 vacant home.

There was discussion that an additional home was vacant but sold. The existing vacant house would go on the market soon according to the next door neighbor.

### **Infrastructure, Dave Hendrickson**

In the new Board re-structure, Infrastructure will be responsible for non-growing items while Landscape will be responsible for growing plants, grass, trees, etc., and sprinklers. The specific

responsibilities are still being worked out. The Pavillion kitchens and bathrooms were successfully remodeled and received a round of applause. There is more to do but it becomes an issue of time and money.

The volunteers who helped on the Remodeling Committee, Francy Hendrickson, Wendy Sticht, Hedy Martin, Barb Frandsen and Sandy Matchette, were thanked. The volunteers who check the pool daily, Clay Cline, Barb Frandsen, Vicki Greenfield were also thanked. Steve Hayes and Kenny Roynestad were also thanked for being our "lamplighters".

### **Landscape, Judith Levin**

With the formation of the Landscape Chair position, the Landscape Committee has been incorporated under this new division. Kenny Roynestad will help with this group. Broken Limb Tree trimming & landscaping service is engaged in pruning our trees this month, and is completing this important task in a timely manner. We appreciate the timely job Paul and his crew are doing, as it is so important to trim our trees correctly and at the right time of the year. We received a contract from Impact System for landscaping and maintenance for the same price.

There was discussion about Impact cleaning the streets of pine needles, neighbors who neglect their yards, grass in the south park. It was suggested that those neighbors whose yards need work should hire someone to do it. Wendy Sticht and Barbara Frandsen spoke out for the approach of neighbor helping neighbor. Ted Gates suggested getting a list of willing clean-up volunteers and then those who need help may request it.

There was assurance that the grass in the South Park would look green this year; that brown areas would have green cover, perhaps with something other than grass that uses less water; and that aerating may help the Bermuda grass spread.

### **Hospitality/Social, Sandy Matchette**

Sandy read a list of events held last year to include our Annual Meeting, Chili Cook Off, Cinco de Mayo, Oktoberfest and LaPosada, all of which had an excess of 60 people attend. We also had a well-received Art Show. We decorated Christmas Eve with luminarias in the Moon Valley tradition. Molly York, co-Chair of the Luminaria Committee, thanked the many, many volunteers who helped and explained how the distribution of candles and bags work.

Sandy also thanked the many people who helped set up this meeting and helped prepare the sandwiches. She acknowledged Kenny Roynestad as our number one volunteer. Kenny helps everyone, everywhere.

### **Call to Public**

Lynn Graham read a statement concerning the raising of dues for the construction of new roads at a future date. She asked the Board to reconsider the 10% annual increase designated for road construction/maintenance to lessen our dues. Sharon Tucker suggested that paying a

fee upfront when someone moves in might make the expense more equitable. The Board will take this as an action item in the coming year. The goal is to be responsible and prepared for road expense while distributing the cost as fairly as possible.

Ed James took this opportunity to say that Hillcrest is an exceptional community and a great place to live.

There was also discussion of putting in a permanent bocce ball court and a possible corn toss game. There was concern that this may bring unwanted noise to the neighborhood. This will be explored further.

Nancy Kroenig asked if we were interested in a presentation about Block Watch and becoming an official Block Watch community. There was general interest in proceeding with this.

### **Newly Elected Board of Director Members**

Sandy Kaye announced that the slate of candidates, Cheri Gries, Judith Levin, Sandy Matchette and Michael Yore were all elected to the HIA Board of Directors.

### **Adjourn Meeting**

**Sandy Kaye made a motion to adjourn.** It was seconded by Frank Lynott and Pat Clegg. The Meeting was adjourned at 11:37p.m.

Respectfully submitted by Sandy Kaye

HIA Secretary