



**Draft Copy
565th Minutes of the
Hillcrest Improvement
Association
Board of Directors
June 11, 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:

Mike Yore, Molly York, Kendra York, Jeremy Grimm, John Bosch, Nancy Kroening, Mike Farrell, Nancy Krause, Kenny Roynestad, Brent Laisure (9% of the community attending not counting the Board, 15% with)

Randy Parker called the meeting to order at 6:00 p.m.

President's Report

Quorum present.

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

The matter of investigating public streets here at Hillcrest was discussed. Sandy Kaye said that the Board did not initiate this matter but responded to John Bosch's request to pursue this. John is taking this upon himself to investigate the possibility of turning our private streets to publicly owned. The Board verbally had no objections to John pursuing this. No motions were made. This happened at the Special Salt Cell Meeting, April 20th and was not mentioned in the Minutes. Sandy Kaye apologized for not including a brief sentence telling the members that John was going to do this. The Board itself is working from our Long Term Asset Study in maintaining our private streets.

John Bosch then explained that this is a matter of concern to him and that streets are a large expense for Hillcrest. He said that another concern of his are the differing opinions of 2 engineering groups as to what needs to be done in the future.

While working at cardio rehab, John became acquainted with someone from the City of Phoenix who works at a very high level. From there, John inquired about introductions and meetings to discuss taking private streets public.

This resulted in a meeting scheduled for June 30th with the following people from the City of Phoenix:

Attendees:

Mr. John Bosch

Assistant City Manager Ginger Spencer
Deputy City Manager Frank McCune.
Streets Director Briiana Velez
Assistant Streets Director Matthew Wilson

John will inquire about sidewalks, perhaps around the parks as opposed to around residences, about the North gate being open and any points of possible negotiation with the City.

John stated that he understands he is not representing Hillcrest but attending as a private citizen who lives in Hillcrest. He will present his findings to the Board after this meeting.

Brent Laisure asked if anyone else was getting a new gas line. Dave said the City randomly selects homes to check and replace pipes as part of ongoing maintenance.

Secretary's Report

Sandy Kaye made a motion to approve the minutes from the April Board of Directors' meeting. Cheri Gries seconded. It was approved unanimously.

Sandy Kaye made a motion to approve the minutes from the April 20, 2026 Special Meeting to approve the second salt cell. Cheri Gries seconded. It was approved unanimously.

Treasurer's Report – Cheri Gries

April & May 2026 Treasurer's Report

Thursday, June 11th Meeting - We skipped the May 12th meeting

Money used from our Operating account to pay for three Reserve items have now been transferred back to their appropriate accounts. We used \$13,642.73 from our Reserve funds in April & May.

April - \$ 1,799.49 – PAVILION - clean & paint chairs & tables, new cushions

April - \$ 8,783.68 – POOL – Repair & paint pool deck

May - \$ 3,049.56 – POOL – Salt Cell

All accounts are up to date.

Our taxes were files on 4/14/26 by Trapp, Blass & Millspaugh. They charged us \$300. We paid AZ state \$ 583 but received a check back for \$270 for overpayment. We paid the IRS \$3,567.

When checking the mailbox by the pool I have found outgoing mail put in the incoming mail slot. Please note there is no outgoing mail here.

April & May Financials: see report emailed on 6/09/2026.

Total Expenditures for April 2026: \$ 17,716.20

\$ 7,133.03 Operating expenses \$ 10,583.17 – Reserve expenses

Total Expenditures for May 2026: \$ 13,095.48

\$10,045.92 Operating expenses \$ 3,049.56 – Reserve expense

Our water usage has gone up substantially. I looked at the numbers from last year and this is normal but I think

it's still a good idea to talk to our landscaping company to assure the usage is correct.

March 2025 - \$799

March 2026 - \$1,137

April 2025 - \$815

April 2026 - \$2,366

May 2025 - \$2,316

May 2026 - \$4,294

June 2025 - \$4,194

June 2026 – close to \$7,000

We are receiving 3.25% interest from Flourish –

Total Operating Flourish interest earned in April & May - \$ 775.53

Total Reserve Flourish interest earned in April & May - \$ 1,809.61

Total Assets as of May 31, 2026: **\$ 485,112.60**

Thank you, Board, for reviewing the Financials.

Motion: I move that the Board approve the April & May 2026 Financials. Sandy Kaye seconded. The Financials were approved unanimously.

There was discussion on the increase in water expense. Was it due to increase in usage or increase in rates? Or both. Cheri said she gets 12 different water invoices. Sandy Kaye volunteered to go over the invoices with Cheri to determine what was responsible for the increase. Ted said he would help as well.

Old Business

None

New Business

Cheri addressed the mailbox issue in her report.

Dave will address the Reserve Fund Oversight Committee in his Infrastructure Report

Committee Reports:

Architecture report: Ted Gates

Architecture Chair Report

There was one Change Request approved this month:

- Ed Jeter requested and received approval for the construction of a roof over an equipment area in his backyard which was carefully coordinate with his neighbor Deborah Linderman so there was not conflict with the work to be done.

Landscaping: Ted Gates

Landscape Chair Report

The Agaves around the pool enclosure have been cleaned up with the removal of the vertical shoots and dead plants. In addition, several of the newer plants were redistributed for a fuller look on the corners.

Our landscape contractor has installed new plants where there were flags for dead plans that have been removed. We are monitoring how these new plants are doing and will likely require replacing several of the struggling plants once the weather cools again, it the nursery has the specimens that we are looking for.

The sign at the entrance island has been straightened where possible and a new coat of white paint was applied.

Finally, we have had multiple leaks repaired over the past month and the community's diligence is greatly appreciated in making me aware of any issues so they can be addressed before the landscape is damaged beyond what it can handle.

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

There was a brief discussion on how to identify renters and a change of occupants. This doesn't seem to be a problem but a point of curiosity. There was no immediate answer

Hospitality/Social report: Sandy Matchette

Social Report

Gabbie, (Our Letter Carrier), Gathering was a great success with more than 50 neighbors expressing their thanks. Enjoying fellowship and community.

Special thanks to Becky and Randy Parker, Cheri Gries, Kenny Roynestad, Rob and Dawn Harmon, Barbara Frandsen, Julie Lundquist, Nancy and Dick Krause and their sister-in-law, Wendy Sticht, Christy Dix and Jane Shever as well as those who took time to set up and clean-up after a great time was had by all.

Cinco de Mayo was a great success, 84 attendees!

Private Reservations on our Calendar to date.

July 3, 2026

Oct. 3, 2026

Community Gatherings on our Calendar for the remainder of this year.

Oktoberfest Saturday October 10th

La Posada Sunday December 6th

Cookie Exchange Happy Hour December 11th.

Infrastructure: Dave Hendrickson
HILLCREST IMPROVEMENT ASSOCIATION
INFRASTRUCTURE REPORT
JUNE 11, 2026

Pool:

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

Installation of a second salt cell and power control center approved at the April Board meeting has been accomplished. Unfortunately, the power control center for the original salt cell has quit working, meaning it must be replaced. The control center was installed, along with the original salt cell, in 2023 and was expected to last for 3 to 5 years. For this reason:

Dave made a motion to have our pool vendor replace the non-working power control center at a cost of \$810, including parts and labor. Ted seconded. It passed unanimously.

(Cheri asked if this expense should be an operating or reserve fund expense. It was thought to be operating.)

Our pool vendor replaced three of the four skimmer doors due to the doors being warped and not allowing proper flow through the system. He also replaced some worn O-rings in the filter system that were causing bubbles from a return inlet.

Our pool passed its yearly inspection by the Maricopa County Health Department. The County inspects pool gates to ensure they close and latch from a 4-inch open position; they test the pool's water quality; they check to see that we are keeping a log of daily water test results; they check to see if safety features are in place, such as proper signage, secure caps on vacuum lines, and rescue equipment; and they check to see if poolside furniture is at least 10-feet from the edge of the pool (although I believe they aren't as strict on this point).

As a reminder, I again ask all pool users to review the signs posted on the entrance gates and on the south side of pool. In particular, please review the Maricopa County pool regulations and the HIA pool

regulations. Also, please adhere to the signs saying gates must be closed and locked at all times. Please note that there is a new safety buoy ring with throw rope hanging on a post on the south side of the pool and a rescue pole hanging on two mounts at the west end of the pool.

Backflow preventer inspections:

As required by the City of Phoenix, all 12 of our backflow preventers were tested by Backflow Prevention Device Inspections on June 8th. Unfortunately, two of those backflow preventers failed testing and must be repaired at a total cost of \$952.50. For that reason:

I make a motion to have BPD I repair the two failed backflow preventers at a total cost of \$952.50, which includes labor and materials. Ted seconded. It passed unanimously.

It was discussed that the City of Phoenix requires a yearly inspection. We have one or two fail per year.

Reserve Fund Oversight Committee:

Based on the recommendations in the previously emailed Committee documents, Dave made the following motions:

1. Hire DECA Southwest to replace the rotting electrical equipment support post on the east Boca Raton island at a cost of \$4,477.52 including labor and materials. Seconded by Ted. It passed unanimously.

2. Hire Johnson Power & Air to make various electrical repairs/upgrades to areas in the North Park, South Park, Boca Raton west island, and the main entrance at a cost of \$4,197.54 including labor and materials. Seconded by Ted. It passed unanimously.

3. Hire Ghaster Painting & Coatings to perform repairs and painting of masonry walls in the South Park, mailbox, statue pedestals, west Boca Raton island pony walls, and main entrance walls and columns at a cost of \$12,715.00 including labor and materials. Seconded by Ted. It passed unanimously.

4. Hire Marcel Painting to perform repairs and painting of the gates and attached fencing at the east and west pool entrances at a cost of \$2,400.00 including labor and materials. Seconded by Ted. It passed unanimously.

Many thanks go out to Mike Farrell for his countless hours devoted to getting us to this point. He added an attorney's touch to the Request for Proposal's (RFP); contacted several painting and electrical contractors to see if they were interested in the projects; sent the RFP's to various contractors; and presented his findings to the Committee. A job well done and much appreciated Mike!

The Board of Directors were in agreement that the research, attention to detail and recommendations on these repairs were extremely well done. It helped us understand the problems and the need to be able to vote with confidence.

Ted brought up the Winged Foot statues will also need attention and mentioned repairs, adding a sloped base to keep water from pooling and painting the base. This will be a community project and not a professional one.

Ted was concerned that the caulked lines on the wall would not be taken care of properly and would reappear after new paint. Mike Farrell said he expected a professional job but would check with the vendor to make sure cracks do not show through. Cracks are inevitable in masonry walls.

Most of this work will take place in the cooler months ahead with as little disruption as possible. The landscaping and plants will be taken into account, trimmed where necessary for these projects. Ted will coordinate with Mike Farrell and/or Dave for this. Vicki Greenfield is on both the Infrastructure Committee and the Landscape Committee and will act as a liaison for this work.

Thanks:

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

Outreach: Dick Krause

A short discussion on the welcome bags was held.

Sandy Kaye thinks \$60 is too much to spend and doesn't want Dick to be financially responsible for the items. Cheri suggested a gift card to Safeway. It will be on a future agenda. Sandy Matchette will give Dick cards and stamps to be mailed to residents when expressions of sympathy or congratulations are needed.

Next Meeting: July 14, 2026

Motion to Adjourn: Randy Parker motioned to adjourn. All seconded.

The meeting adjourned at 7:10 p.m.