



**Approved Copy  
552<sup>nd</sup> Minutes of the  
Hillcrest Improvement  
Association  
Board of Directors  
April 8, 2025- 6 pm  
(Pool Pavilion)**

**Board Members Present:**

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

**Joining from the Community:** Jerry Gries, Deborah Linderman, John Maczik, Kenny Roynestad, Molly York, Kendra York, Ellen Kirschbaum, Anne Compton, Elizabeth d'Huart, Sharon and Fred Tucker, Vicki Greenfield, Karen Yore, Ted and Catherine Gates, Barbara Frandsen, Nancy Kroening

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

**President's Report**

**President's Report – April 8, 2025**

During the Mulcahy meeting on April 4, 2025, I asked a question for clarification and there were a number of other items that relate directly to our association that were asked.

In summary, the question I asked for interpretation on a recently passed bill, HB 1039, signed by Governor Hobbs, and set to go into effect 90 days after the legislature finishes this year's business. The bill Requires homeowners' associations (HOAs) to retain unedited audio or video recordings of their meetings for at least six months and to provide these recordings to any HOA member upon request. My question was whether HOA's are required to record regular meetings, and the answer was no. However, no one can be prevented from recording our meetings. We don't have a practice of recording our meetings, relying on the secretary's notes and minutes created from them from each meeting. If we do record a meeting for some purpose, all attendees will be notified that the meeting is being recorded.

There are a few other bills that seem to be moving through the process. It was Beth Mulcahy's opinion that this legislative session will be a long one and that many of these will not be finalized until Memorial Day-ish.

A question was asked about disclosure the transfer fees for prospective buyers into the association. I shared the Mulcahy cheat sheet with Jeremy and he has addressed any items that

needed addressing.

A question regarding quorums was asked and Beth clarified that Open Meeting laws, as they apply to a quorum present, include any discussions by Board members, in person or via electronic means.

A question was asked whether it was appropriate or allowable for an owner to approach and interact with contractors or vendors doing business for the association, and the answer was no. If an owner has a concern related to contractor or vendor work, the resident should bring the concern to the Board and allow the Board to address it.

A question was asked regarding who presides and what the process is for organizational meetings after the annual meeting to elect new officers and chairs of committees. If you remember the minutes from last month's regular meeting, there was some question as to how this was accomplished this year after following established practice from previous years. The Board addressed this at the last meeting and will use the following rules for this meeting:

- The Organizational Meeting will be an Open Meeting, including notification to owners from the Board at least 48 hours prior to the meeting, probably the same time the annual meeting notice is sent out. An agenda will be included in the notification.
- The former president, if still on the board, will preside over the meeting. If not, the members as a group will preside over the meeting.
- Discussion will occur regarding who is interested in the open officer/committee positions.
- A motion will be made, either one at a time for each position or as a whole if there is agreement to each of the positions.
- A second may or may not be used.
- A vote occurs either approving the motion or denying it. A majority of votes is needed to approve the motion.

### **Public Forum:**

Two issues were brought up. The first concerned North Gate usage, the second, dogs running freely in the North Park.

The Board reported that a resident has been contacted about their adult son hopping over the walls. There is concern for his safety. His mother does not want him to have a key. It was observed that the North Gate is unlocked time to time. Even though there is a city law against unleashed animals and our CC&R's require pets be leashed, it was suggested that we put up signs in the park and at the entrance to reinforce leash laws. A motion was made to purchase signs. It passed unanimously.

As for keys and access to gates, HIA provides one key per residence. This key is usually turned over to the new homeowner when a house is sold. While this key has "do not duplicate" stamped on it, it can easily be duplicated. There is no way to stop this unless, as suggested, we replace all

locks and all keys with new proprietary ones that truly cannot be duplicated. The Association would then have control over the keys. This will be taken under consideration.

### **Secretary's Report:**

**Motion: Sandy Kaye made a motion to approve the March 2025 Monthly Meeting Minutes.** After discussion, the motion was amended to include the Minutes from the Special Meeting to review the age requirements held on February 26, 2025, for Hillcrest. The minutes were approved unanimously.

### **Treasurer's Report: Cheri Gries**

4/08/2025 Meeting

March Financials: see reports emailed on 4/07/2025.

Thank you, Board, for reviewing the Financials.

**Motion: I move that the Board approve the March 2025 Financials.** The motion passed unanimously.

Since the previous Board meeting on March 11, 2025:

Total Expenditures: \$ 19,694

Biggest Expenses:

Tree trimming Landscaping APS Water \$ 14,400 – Trim healthy trees & orange hedges

\$ 2,243 – monthly service & irrigation repair

\$ 781 - Last month was \$ 930

\$ 799 - Last month was \$ 773

2025 (YTD) interest from Flourish - \$ 3,105.90 (our interest was 5% in 2024, it's now 4%)

March interest paid - \$1,188.21

Total Assets: **\$ 424,064**

Thank you.

Cheri Gries

Treasurer

Hillcrest Improvement Association

### **Old Business**

**Roads/Crack sealing:** Dave said in the schedule of maintenance for the roads, crack sealing should be done this year. It is too close to the hot summer months to get this on the schedule now. Dave will get quotes for this job. We were made aware of a pavement company, as well as an irrigation company, with roots in Moon Valley. Crack sealing is critical to maintaining our roads to protect the foundation and surface of the roads. It can delay costly overhauls of the roads if done regularly. He has more in his Infrastructure report.

**Outreach/Hospitality:** Since the Outreach portion of this Chair position was difficult to define and describe, a motion was made to have this position known as Hospitality Chair and remove the word "Outreach". It passed unanimously. Outreach to the community can and is being

done by all neighbors.

A question arose about welcoming new neighbors. Jeremy, as Membership Chair, provides welcome information, including an emailed copy of our CC&R's.

**Blockwatch:** Nancy Kroening presented some information on Blockwatch. It was more involved than originally thought. We will have contact with a City Neighborhood Specialist. We need to have two informational meetings first. We should have a closer relationship with the police and firemen under Blockwatch. It may help with dog nuisance issues.

We are part of a large precinct. Blockwatch should foster neighborhood communications. Judith, via phone communication, made a motion that we have a Blockwatch here in Hillcrest and Nancy be the captain. There was discussion about benefits, signs, meetings. The motion was amended to "move forward with the two informational meetings with Nancy as the point person". It passed unanimously.

### **New Business:**

**Laptop purchase for Treasurer:** There was discussion on the need for the treasurer to have their own laptop. It included the possibility of outsourcing more tasks, the eventual failure of the equipment, programs to run on it and cost. Costco has laptops under \$500. The issue is tabled for now.

**Dog waste/Dog barking:** We will pass along information on how to deal with these issues. Friendly, open, direct communication is recommended.

### **Front entrance maintenance, walls and Front entrance maintenance, Jacaranda and plants:**

There is paint peeling on the entrance walls and dead vegetation. These problems will be addressed. The Jacaranda has been trimmed and receiving water.

**Minutes on the Hillcrest Website:** There was discussion on why do we have the minutes from our meetings on the public accessible website, Hillcrestia.org. Is it too much information for people who have no need/right to that data? Originally, the posting of the minutes was to give access to the residents but now the minutes are emailed individually. It was pointed out by a new resident that posting the minutes publicly helped her gather information about our neighborhood pre-purchase. We tabled this discussion for now.

### **Committee Reports:**

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

## **ARCHITECTURAL REPORT**

April 8, 2025

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

- Troy Theall requested a new front entry gate. That request was approved.
- Troy Theall requested a new front door. That request was approved.

- Tim and Eileen Lonsberry requested a new front door. That request was approved.
- Martha and Dennis Williams requested to enclose a patio, relocate a sliding door, and enlarge a breakfast nook. All finishes will match existing colors. That request was approved.
- Mark and Colleen Donimari requested a third-car addition. The addition will be six feet from the property line of their neighbor. That is well over the three-foot minimum. That request was approved.

All requests are within the CCRs.

Submitted by Mike Yore

**Membership report:        Jeremy Grimm**

**Data Current As Of:** 4/7/2025

**Last HOA meeting:** 3/11/2025

**Home Sales Closed Since Last Meeting: 2**

- 20 East Tam Oshanter Drive

- 26 East Boca Raton Road

**Homes In Escrow: 2**

- 120 East Calavar Road

- 145 East Boca Raton Road

**Homes for Sale: 1**

- 115 East Piping Rock Road

**Rentals: 2**

- 3 East Piping Rock Road

- 14029 North Medinan Drive

**Vacant properties: 1**

**Properties with under age 55 occupants: 2 (17 allowed):**

- 9 E Calavar Road

- 109 E Tam Oshanter Drive

**Hospitality/Social report: Sandy Matchette**

Cinco de Mayo party will be 5/3 at 5:30 p.m. at the Pool Pavilion. The food will be catered by Carniceria Ponderosa.

Menu:

TACOS- Carne Asada and Chicken

Beans, Rice, Chips & Salsa

Dessert & Coffee

Margarita Bar ( bring your own tequila)

Reservations by 4/28 and cost is \$12 per person.

Sombrero decoration contest.

The Artist Committee (Michael Price, Kathleen and Jack Yardley, Wendy Sticht, Gloria Cuadraz) plans another event November 15<sup>th</sup>, 1-4 p.m.

The following dates are reserved for the Pool Pavilion: 4/20; 4/24; 5/10; 5/31.

**Infrastructure: Dave Hendrickson**

**HILLCREST IMPROVEMENT ASSOCIATION**

**INFRASTRUCTURE REPORT**

**APRIL 8, 2025**

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

We had another corroded and leaking hose bib, this time on the island at the east end of Calavar. The hose bib has been replaced. Thanks go to Gordon Weagle for bringing this issue to my attention.

On February 26<sup>th</sup>, a member contacted me about the yellow markings in the street along Calavar. The markings are from recent work performed by Southwest Gas (SWG). I contacted SWG to see if they plan to remove the markings now that the work is complete. SWG told me that the contractor that performed the work should be responsible for removing the markings, and gave me the name of the contractor. I contacted that contractor and they told me they did not do the work, and gave me the name of a contractor that most likely did the work. I contact the second contractor, twice. and never received a reply. I then contacted Blue Stake (now called Arizona 811) twice and also never received a reply. SWG did tell me that the markings should eventually fade away in time. No further action will be taken on this issue at this time.

My last month's report discussed the need for crack sealing our streets in accordance with the 10-year street maintenance schedule provided to us by our Civil Engineering consultant. With Board approval, I will obtain quotes for the work and report back to the Board.

After several phone calls and back-and-forth conversations with Councilwoman Stark's office and three departments of the City of Phoenix, it has been determined that the HIA owns the metal gate at the end of the drainage channel that runs between homes at 2 and 6 East Piping Rock. The gate separates our drainage channel from the City's channel just north of our community. Our drainage channel also has a Public Utility Easement along its alignment. The City does not know which utility has the easement, but these easements require a City padlock be placed on any gate along the easement. As such, the City sent me two padlocks to place on the gate. The City padlocks were placed on the gate along with a HIA padlock installed in a "daisy-chain" configuration. This will allow the utility company and the HIA to each unlock the gate separate from each other. My thanks to Kenny Roynestad for helping me figure out a way to secure the gate with a chain and HIA padlock.

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.

As always, during times of heavy rains that cause the drainage crossings on Canterbury and Medinan to flow at high water levels, the north gate will be opened. Kenny Roynestad and I monitor all the crossings to determine when to open the gate. Please keep in mind that just because it is raining, or is expected to rain, does not mean the gate will be opened. It just depends on the amount of water running through the drainage crossings.

I will be conducting a survey of our "hardscape" items to determine needed maintenance, repairs, replacements, etc. Hardscape items are buildings, fences, gates, etc. I will appreciate input from our members that may notice items needing attention.

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**

### **March 2025 Landscape Report**

We completed and published the Mission and Vision statement on the HIA Website with operation definition and plant recommendations. Thank you, Kate Gates and Karen Yore. Impact Landscape began their contract with us and Zach and Kevin Bair have been excellent communicators and easy to work with so far as are their Lead workers Sergio and

Ullis. They will be here on Wednesdays.

March 25 and 26th plants were planted to replace those who have died and they found feeders that were saturating the ground. Emitters were found to be 2 gal and they replaced them with ½ gallon for small plants. They also plugged some emitters that were not being used and requested that we bring to their attention any wet spots in which emitters cannot be seen in order to plug them. Emitters are not needed on the ends of the drip line at each plant, instead emitters are installed directly on the main supply line. Paco is out Water Tech of Impact Landscape and Dave reports he seems to know this business. Thank you, Dave, for this information. Six plants are still needed and will be planted in April.

A Desert Willow tree was planted on East Piping Rock Rd where the pine tree was removed. This was a challenge since the roots from the previous tree filled this spot and could not be removed. The tree was planted to the side near a water emitter.

Impact Landscaping were informed to keep clean the gully between 2 and 6 East Piping Rock Road.

Circle garden in North Park renovation will be on the Agenda of the April meeting and this will be a process over time.

A cactus that was falling due to rot was removed and donated to a resident for recycling. Weed management, a cost of \$1,360 was approved for North and South parks and Aeration of grass, a cost of \$565 was approved. Aeration of grass was completed April 4, 2025. Weed manage will occur this month as well. A broken pipe was repaired in the North Park at a cost of \$393.32 at the start of March.

The project to remove grass from two islands and planting ground cover that requires less water was put on hold since the bid was \$13,350 and needs to be discussed at the board to see how it fits in the Boards priorities. d

We welcome feedback, ideas and suggestions and invite you all to attend our Board meeting for this discussion. Landscape committee meetings will not meet regularly as initially planned.

**Next Meeting:** May 13, 2025, 6:00 p.m. Zoom

**Motion to Adjourn:** A motion to adjourn at 7:41 was unanimously approved.