



**Approved Copy
540th Minutes of the
Hillcrest Improvement
Association
Board of Directors
April 9, 2024 - 6 pm
(Zoom)**

Board Members Present:

President, Judith Levin; VP/Architecture Chairperson, Steve Larson (who joined mid-meeting); Treasurer, Cheri Gries; Membership Chairperson, Jeremy Grimm; Grounds/Pool Chairperson, Dave Hendrickson.

Absent: Secretary, Sandy Kaye

Joining from the Community:

Ed Jeter, Molly York, Kendra York

President Judith Levin called the meeting to order at 6:00 p.m.

Public Forum

None

Secretary's Report:

Motions to Approve: March 2024 Monthly Meeting Minutes

March 16, 2024 Town Hall Meeting Minutes

Jeremy Grimm, in Sandy's absence, made two motions: one to approve the March 2024 Monthly Meeting Minutes and the other to approve the March 16, 2024 Town Hall Meeting Minutes. Both were approved unanimously.

Treasurer's Report:

Motions to Approve: March Financials by Treasurer.

Cheri Gries made two motions: one to approve the March Financials and one to approve reimbursements for expenses. See report below. Both were approved unanimously.

4/09/2024 Treasurer's Report

1. March Financials: see reports emailed on 4/5/2024.

Thank you, Board, for reviewing the Financials.

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

2. Since the previous Board meeting on March 12, 2024:

2.1 Expenditures approved via email vote: None.

2.2 Reimbursements requiring Board approval:

03/24 Kenny Roynestad \$ 21.71 Grill cover

Motion: I move that the Board approve this reimbursement.

Flourish interest this month - \$1178.21 YTD - \$2407.64

Top 5 Operating Expenses YTD through March of 2024

1) Landscaping/Contracted Monthly Service \$ 6,774

2) Water \$ 3,410

3) Electricity \$ 2,455

4) Pool \$ 1,233

5) Clerical \$ 622

Thank you.

Cheri Gries

Treasurer

Hillcrest Improvement Association

Old Business:

Emergency contact procedures:

- Cheri has received one form to this point.
- Will save the forms on Google Drive. Jeremy will create a location on Google Drive.
- Any board members with access to Google Drive will be able to view the saved forms.

Conversation over Coffee on April 20th, at 10:00 am

- Dave Hendrickson, Sandy Matchette, and Judith Levin will attend from the board.

New Business:

Committee for Plants in common areas: Will meet at the end of the month. Seeking volunteers to be on this committee.

Committee Reports

Architecture Report:

HIA Architectural Committee Report for April 9, 2024 meeting

There were three requests for approval of architectural/property changes submitted between the March board meeting and this meeting. The one request from the March meeting report was submitted by Mr. Lamond to add a paver pathway from a side gate to the driveway. I responded with an approval, and he acknowledged the approval.

Clay and Linda Cline's request involved removing a struggling tree in their front yard. I observed the aging tree and determined that it was not a healthy looking or a positive component of the front yard landscaping. I approved the request and the tree has been removed, leaving a much cleaner looking front yard.

Ed and Barbara Jeter's request involved having the exterior of the house painted, along with the interior of their block wall in the back yard, and painting of the wrought iron gate to their back yard. The planned called for using Dunn Edwards Classic White paint for the house and wall and Dunn Edwards Black for the gate. I confirmed with Dunn Edwards that the Classic White paint is a bright white with no additional pigment in it. I approved the request.

Jon and Judy Fountain's request involved adding to, straightening, and leveling an existing red brick low wall in their front yard. The existing one layer brick wall had settled and was not accomplishing what it was intended to do when installed. They proposed adding two and three additional brick layers, depending on the gradual slope or the lot, to make the wall more productive and attractive. I approved the request and the work has been completed.

All three requests fall within the parameters of the CC&Rs.

Membership Report:

Data Current As Of: 4/8/2024

Last HOA meeting: 3/12/2024

Home Sales Closed Since Last Meeting: 1

- 102 East Calavar Road

Homes In Escrow: 1

Homes for Sale: 2

- 2 East Calavar Road

- 6 East Piping Rock Road

Rentals: 2

Vacant properties: 0

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

Outreach and Hospitality Report:

The Chili cook-off was a success.

Cinco de Mayo will be on May 4th. Will be catered by City Tacos. \$12/ticket. Virgin margaritas, so attendees can bring their own tequila.

Existing pavillion reservations: 4/11 and 4/24.

Pickleball seminar: Jim Fink will be at the pavilion on April 20th at 1:00 pm to speak to the finer points of pickleball. Free of charge.

Events on the horizon:

- October 12th: Oktoberfest
- October 26th: Art show presented by our local artists. Dave Hendrickson suggested this should be broadcasted to the Moon Valley community.

Grounds/Pool Report:

HILLCREST IMPROVEMENT ASSOCIATION

GROUNDS/POOL REPORT

APRIL 9, 2024

Pool report:

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

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

Repairs/inspections made:

None for this reporting period!

Tree maintenance needs:

Prior to becoming our landscaping vendor, TMC Landscape assessed all the trees in our common areas. The assessment described the condition and needs, if any, of each tree. At the time of the assessment, our budget did not allow us to schedule the work, so it was tabled until early 2024. However, two items of tree work on the assessment list were accomplished by Broken Limb in 2023. Those items were trimming of the orange trees in the south park and removal of an Ash tree in the south park. Remaining tree maintenance work to be completed totals \$8,760.

Motion: *I make a motion to approve up to \$9,000 for TMC Landscape to complete the tree maintenance work listed on its 2023 assessment.* The motion carried unanimously.

Additionally, I am working with our landscaper to determine the feasibility and cost for adding drippers to the pine tree on the west end of Piping Rock. If the cost is not too expensive, we may look into adding drippers at other trees as well. I will keep everyone informed on this.

Grounds:

At last month's meeting, I proposed forming a committee to look into needed upgrades for our bar, kitchen, and restrooms. I asked for community volunteers to join Sandy Matchette and myself to form this committee. Community volunteers are Wendy Sticht, Barbara Frandsen, and Francy Hendrickson. The committee will meet in the near future to begin looking into what is needed, costs, and potential handyman/contractor to do the work. Thanks to our volunteers!

This month I am asking for community volunteers to form a landscape committee to look into costs and types of plants to replace our lost shrubs on the islands and both parks. My plan is to plant new shrubs in the original locations of lost shrubs so we do not have to modify the irrigation system. Planting of the shrubs can be done freely by our volunteers or we can have our landscaper do the work at a cost. Since we are approaching the summer heat, we should act on this soon and, if Board approved, get the new shrubs in the ground so they can become established. If anyone is interested in being on this committee, please contact me.

I'd like to thank Tish and Glen Law for donating two 5-gallon Lantana plants to replace two lost plants along the south end of the south park. The plants were planted by our landscaper. The Law's donation is actually the impetus for forming a landscaping committee to replace all of our lost plants. Thank you, Tish and Glen!

Palm tree trimming:

Broken Limb will soon begin trimming our common area palm trees. When that work is completed, they will trim palm trees for our residents that sign up for trimming at a cost of \$65/tree (with a few disclaimers as mentioned on the request form). Secretary Sandy Kaye will email the request form to residents.

Lamplighters:

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

Notice of Next Meeting: May 14, 2024 at 6:00 p.m. (Zoom)

Adjourn: A motion was made and carried by unanimous consent to adjourn the meeting at 6:45.

Respectfully submitted by Sandy Kaye, HIA Secretary, with notes taken by Jeremy Grimm