



**Approved Copy
544th Minutes of the
Hillcrest Improvement
Association
Board of Directors
August 13, 2024 - 6 pm
(Zoom)**

Board Members Present:

President, Judith Levin; VP/Architecture Chairperson, Steve Larson; Treasurer, Cheri Gries; Secretary, Sandy Kaye; Membership Chairperson, Jeremy Grimm; Grounds/Pool Chairperson, Dave Hendrickson; Outreach/Hospitality, Sandy Matchette

Joining from the Community:

Wendy Sticht, Molly York, John Bosch, Ed Jeter, Jon Fountain, Pat Clegg

President Judith Levin called the meeting to order at 6:01 p.m.

Public Forum

None

Secretary's Report:

Motions to Approve: Sandy Kaye made a motion to approve the July 2024 Monthly Meeting Minutes. The July minutes were approved unanimously.

Treasurer's Report:

Motions to Approve: Sandy Kaye made motion to approve the July Financials. It was approved unanimously.

Cheri Gries: Please see second attachment for the complete Financial Report

Cheri reported she is working with former HIA treasurer, Lynn Graham as she familiarizes herself with the job. Cheri is going to see if she can get our Flourish bank statement date changed to coincide with our monthly reports.

Old Business:

Safety, Security Options

There were no updates and no pressing interest in security cameras at this time so this issue is tabled for now.

Legal consultation

Mulcahy reported back to Judith that our CC&Rs are as good as they can be to protect us from a situation like the Canterbury Court mental health house. No changes are necessary. We need this response in writing though.

New Business:

Unwanted Door to Door Solicitations

Dave brought up a “door to door” salesman ringing his bell that looked very unprofessional. When told that we do not allow this, he seemed to not care. Dave asked that a reminder go out to the neighbors that signs are posted for No Soliciting and if anyone rings your bell, please inform them that they are not authorized to do this. Sandy said she will send out a notice to the community.

Trimming trees overgrown from private property

There was a concern that trees have grown from yards into the street and public areas. It was decided that no one should attempt to trim trees on their own but contact the owner first.

Renovation costs

Dave has details in his Grounds Report but discussed them as new business here. The labor costs are less than usual from the contractor because he is not charging an upcharge to pick up and deliver supplies. These charges typically are 10-20% of the cost of supplies.

The partitions have been removed with the help of Jerry Gries. Privacy deadbolt locks have been installed. Walls and roll up doors have been painted. Work coming up shortly includes removal and replacement of floors, toilets, vanities, grab bars.

Total cost will be approximately \$7300 for the total project. It will be paid for from the Reserve Fund.

One member of the community commented that he was happy we are spending money on improvements that residents can enjoy now rather than improvements designated for years down the road.

New lights in the kitchen and bar areas were discussed as to whether to do it now or wait.

A motion was made to purchase and install the overhead lights with Sandy Matchette's contractor at a cost of \$50 per light and \$50 installation per light for a total of \$600. It passed unanimously.

Committee Reports

Architecture Report:

HIA Architectural Committee Report for August 13, 2024 meeting

There were three requests (one double request equaling four) for approval of architectural/property changes submitted between the July board meeting and this meeting.

Michael Farrell submitted two requests. One is to fill a hole in the side of his garage wall that is a security risk. The hole is large enough for someone to easily gain access to the garage and possibly the home. The plan called for bricks to be used to fill the hole, which would then be textured in plaster and painted white to match the existing texture and color of the house. This color falls within the allowances in the CC&Rs and the texture is similar to most if not all houses in the community. A picture of the existing hole is included in the lot file for this project. This request was approved. Michael's second request is to modify the landscaping near this same front door area, leaving an existing Bird of Paradise, planting a corresponding Bird of Paradise on the opposite side of the area, and then adding matching Queen Victoria Agave plants, Little Johns, and Barrel Cacti in the area. The existing irrigation system will be customized for the new plants, and the ground will be covered in a reddish/brown granite. It was determined that the materials being utilized align with the existing vegetation on site and at other properties within the community. This plan was approved as submitted.

Donna Cornell submitted a request to remove non-native bushes from the front yard. The plan then calls for the spreading of 1/4" Madison Gold Granite where the grass and bushes currently are. In the fall (late October), new native plants will be added to the landscape. The timing of the planting of the native plants is to coincide with cooler weather, maximizing the success rate for these plants. This request was approved.

Ed and Barbara Jeter submitted a request to add a 31' X 12' slatted cover to an existing patio adjacent to the south side of the house. This cover will be white in color. There will be appropriate support posts added for the cover. Also included in the plan is a 7.3' X 17' slatted cover on the north side of the house, also white in color. An estimate for the work and screenshots of similar patio covers found in the community were included in the request. The materials, color, and design of this plan align with the CC&Rs and similar existing projects in the community. This request was approved.

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

Membership Report:

Data Current As Of: 8/13/2024

Last HOA meeting: 7/9/2024

Home Sales Closed Since Last Meeting: 0

Homes In Escrow: 0

Homes for Sale: 0

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

Outreach and Hospitality Report:

Nothing new to report but the Pavilion is rented for 9/14/24 and 9/20/24.

Other dates are: 10/12 Oktoberfest; 11/8 Art Show; 12/7 La Posada; 12/13 Cookie Exchange.

Raising the pavilion rental rate was briefly discussed but no action was taken.

Grounds/Pool Report:

GROUNDS/POOL REPORT

AUGUST 13, 2024

Pool report:

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

As reported last month, with our extreme heat, warm pool water, and increased pool usage our pool vender is having to add a lot of chlorine over and above what the salt cell can produce, but that is to be expected. The aerators are running for several hours at night but it is impossible to cool 40k gallons of water. In spite of the warm pool water, the Board hopes that everyone is enjoying the pool.

The east pool gate lock was repaired.

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

Tree maintenance:

The Board will discuss possibly postponing the scheduled common area tree trimming work until early next year. I will discuss the pros/cons with our landscape vendor.

Dave made a motion to take care of trimming all trees now rather than wait until next year. The motion passed 6 in favor and 1 opposed. The opposing vote preferred taking care of the eucalyptus trees now and waiting for the others.

A branch from three common area trees broke off after a heavy storm. The debris was removed by TMC Landscape and by Broken Limb.

Tree bubbler installations:

Bubbler installations are now complete. The trees receiving bubblers are the island pine tree on west Piping Rock, island pine trees on east and west Tam Oshanter, Orchid tree in the south park, and the Jacaranda tree in the entrance (the Ash tree south of the pool is being considered for bubblers and I have been in discussions with TMC about that tree). Each tree has 3 bubblers, each 18-inches deep. The bubblers put out 0.25 gallons/minute, so for 1 hour of watering the trees will receive 45 gallons of water. Since the bubblers are buried, there will be no wasted water runoff onto the streets.

Pavilion Remodeling:

Work completed to date:

- Partitions removed in restrooms
- New privacy deadbolts installed on restroom doors
- Signs installed on inside of restroom doors saying to lock the deadbolts for privacy
- Painting of interior walls of bar, kitchen, and restrooms; and exterior of each roll up door

Work commencing this week:

- Removal of vinyl flooring in bar, kitchen, and restrooms
- Removal of toilets
- Removal of lady's vanity and men's sink
- Replacement of Sloan urinal valve
- Installation of new waterproof laminate flooring in bar, kitchen, and restrooms
- Installation of new toilets
- Installation of new vanities and faucets in restrooms
- Installation of new paper towel holders in restrooms

- Installation of grab bars in restrooms
- Hauling away of all removed items

The approximate total cost of all labor and materials, listed above, is \$7,300. These improvements will serve the HIA community for many years to come and are long overdue. Future renovations to consider may include new bar and kitchen lighting; new oven range exhaust hood; painting of kitchen and bar cabinets; new kitchen and bar countertops, sinks, and faucets; and pump room wall/ceiling repairs and painting. A further inspection of the facilities will most likely reveal additional improvements that may be considered in the future.

Lamplighters:

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

Landscape Planning Committee, Judith Levin, Chair

The Landscape Planning Committee met and came up with a list of plants that will use less water. Citizens are expected to reduce water usage by 2026. Phoenix City will be offering incentives. There are options to cool things down that the committee is investigating. One possibility is using the islands as a test or sample area to see what new ground covers might look like. Removing every other orange tree at the South Park was a consideration. There is no plan to implement this at this time.

Dave and Francy Hendrickson were thanked for all their time and hard work on the Pool Pavilion renovation.

Notice of Next Meeting: September 10, 2024 at 6:00 p.m. (Zoom)

Adjourn: A motion was made and carried by unanimous consent to adjourn the meeting at 7:03 p.m.

Respectfully submitted by Sandy Kaye, HIA Secretary