



**Approved Copy
543rd Minutes of the
Hillcrest Improvement
Association
Board of Directors
July 9, 2024 - 6 pm
(Zoom)**

Board Members Present:

President, Judith Levin; Treasurer, Cheri Gries; Secretary, Sandy Kaye; Membership Chairperson, Jeremy Grimm; Grounds/Pool Chairperson, Dave Hendrickson

Absent: VP/Architecture Chairperson, Steve Larson; Outreach/Hospitality, Sandy Matchette

Joining from the Community:

Wendy Sticht, Elizabeth d'Huart, Molly York, Kendra York, John Bosch

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

Public Forum

None

Secretary's Report:

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

Treasurer's Report:

Motions to Approve: Cheri Gries made motion to approve the June Financials. It was approved unanimously.

Cheri Gries

7/09/2024 Treasurer's Report

1. June Financials: see reports emailed on 7/08/2024.

Thank you, Board, for reviewing the Financials.

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

Income this month: \$ 1,677

Flourish interest this month - \$ 1,277

Disclosure Fees - \$ 400

Expenses this month: \$17,586.95

The biggest ones were:

Landscaping - \$10,524

TMC - \$ 3,444

Broken Limb \$ 7,080 – 102 Palm trees trimmed & removal of one dead palm tree

Water - \$ 5,174 (last month was \$ 1,114)

Electricity \$ 901

We spent \$360 on the bathroom remodel – deadbolts & installation of, and signs. I realize I should have taken this from the reserve funds. Moving forward, I will pay out of the reserve checking account for the remodel.

Thank you.

Cheri Gries

Treasurer

Hillcrest Improvement Association

Old Business:

Confidentiality Statements

The Board reviewed 4 different confidentiality statements gathered by Vicki Greenfield. Sandy Kaye made a motion to use the 3rd one in all emails sent. It was approved unanimously. It reads as follows:

- *CONFIDENTIALITY NOTICE: This email and any attachments is intended only for the named recipient(s) and is not authorized for further disclosure or distribution.*

Updates on Mental Health House

Sandy Kaye said going forward any email updates pertaining to the Canterbury house would contain a statement that the information was FYI, not approved by the HIA and that the HIA Board has not taken a formal stance in this matter. A discussion

followed and it appeared the house was moving forward and there was nothing to be done to stop it. Some investigation has been done but nothing negative could be found on the company developing this home.

Safety, Security, Options

Judith started investigating costs of cameras. They can be hard wired or use a router. While the initial cost of the cameras is around \$400, the actual implementation and monthly fees involved are unknown and need further research.

Bulk Trash by Appointment

Barb Frandsen attended The City of Phoenix community meeting focusing on the new, appointment-based collection system for BULK TRASH items in effect September 30, 2024. She reported that Pick up will remain quarterly. The allowable size has been reduced to 10 cubic yards (4x4x17) and the time of trash on the curbside reduced to 7 days.

Communities like ours can call (602-262-6251) to arrange their personal neighborhood pickup. HIA may consider allowing residents to participate in the new program by making their own guidelines. Our pickup day would be a Monday. Rather than having trash on the street for 7 days, perhaps we allow residents to place their trash curbside no earlier than Saturday or Sunday before the scheduled pick up on Monday. Items must be placed by 5:30am Monday. The City will pick up some time that day. Or, HIA could only participate in 2 pickups rather than 4. Something to consider.

If the Board would like, Debbie Stark said that she would arrange a meeting with our HOA regarding the new program. Thank you, Barb, for attending and sending us this report.

This was discussed. The major drawback to making the change to allow this pick up is the damage to our streets by the pick up equipment. We are responsible for our streets and it would be very costly to repair them. It doesn't seem worth the trade off at this time. It was also pointed out that bulk trash attracts scavengers picking through the trash looking for usable items and we don't want that traffic in our neighborhood. The Board is taking no action or making recommendations to change our current policy of no bulk trash at this time.

New Business:

Legal Opinion on CC&R's

In light of the issue of the Mental Health House in Moon Valley, a discussion on whether we should have our CC&R's reviewed to have as good a lock as we can to prevent this from happening here. While it was pointed out that our rules may be overruled by the City of Phoenix no matter what they say, we decided it was worth \$500-\$700 to have Mulcahy review them.

Judith made a motion to have Mulcahy review our CC&R's to review and tighten any loose ends. It passed unanimously.

Committee Reports

Architecture Report: Presented by Jeremy Grimm in Steve Larson's absence

HIA Architectural Committee Report for July 9, 2024 meeting

There were three requests for approval of architectural/property changes submitted between the June board meeting and this meeting.

Robert and Ellen Kirschbaum submitted a request to have a backyard patio solid cover to provide shade from the elements. A plan created by Sonoran Shade LLC was submitted with a drawing displaying the lot plat, house dimensions, and location of a new 13'6" X 20' solid patio cover. Colors for the patio are white with Siennawood for the posts and trim. These colors fall within the allowances in the CC&Rs and upon driving the neighborhood and adjacent properties, the committee chair found many similar examples of construction and colors. Pictures of some of these similar examples are included in the lot file for this project. This request was approved.

Patrick Peppelaar submitted a request to have an existing palm tree removed as it is compromising the integrity of their block wall. There is already damage to the wall from the tree and its root system. Pictures of the tree and associated damage to the block wall were included in the request. Once the tree is removed, the block wall will be repaired. This request was approved.

Ashley James Toressala, Sarah James Williams, and Edward and Renee James submitted a request for plans to renovate their backyard landscaping. The plan includes:

- removal of an Elderica Pine tree that is a fire hazard because of its proximity to a fire pit in the back yard. There are singe marks on the tree from previous use of the fire pit, and this presents an extreme fire hazard to the property and surrounding properties.
- Removal of root stock citrus tree on the patio. This tree was pruned/trimmed inappropriately in the past, stimulating the root stock to grow instead of the grafted fruit tree. After removal, a new Elm shade tree will be planted in its place.
- completion of a back wall flower bed with bricks that were left over from the previous owner for the patio project.
- a right-triangular in design sail shade will be installed over a portion of the back patio to provide shade and other protection from the elements.
- installation of a natural grass island with sprinkler system instead of rock surface in eastern half of back yard to allow summer cooling and a space for visiting children/grandchildren to enjoy.
- installation of (50%) shade screens over north facing windows during the summer to reduce solar heating of windows. They will be removed during the Fall, Winter, and Spring.
- planting of incidental flowering plants and shrubs in new and existing flower beds.

Each of the items are approvable based on the CC&Rs. Additionally, the chair drove the neighborhood and found examples of similar shade structures for patios. This request was approved.

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

A discussion was held at this point in the meeting on fire safety and notification if there is a fire in our neighborhood. No one was sure if there is an app or if we would be notified by a cell phone alert to evacuate. Molly York thought the county would be responsible. Kendra York is going to check on procedure with someone she knows.

Membership Report:

Data Current As Of: 7/9/2024

Last HOA meeting: 6/11/2024

Home Sales Closed Since Last Meeting: 0

Homes In Escrow: 0

Homes for Sale: 1

- 6 East Piping Rock Road

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:

None

Grounds/Pool Report:

Motions made: *Dave made a motion to approve \$2,000 for painting the bar, kitchen, restroom, and roll-up doors, cost of which is to include the paint.* The motion was passed unanimously.

GROUNDS/POOL REPORT

JULY 9, 2024

Pool report:

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

As reported last month, with our extreme heat and increased pool usage we are having to add a lot of chlorine over and above what the salt cell can produce, but that is to be expected. The Board wants everyone to enjoy the pool, and be safe in doing so.

We may have an issue with the automatic fill line valve not doing its job. High Priority Pools is looking into the issue.

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

Tree maintenance:

TMC Landscape had to reschedule our common area tree trimming activities due to an injury to their lead trimmer. It is unknown at this time when that work will commence, but TMC said probably 2 to 3 weeks.

Broken Limb removed the North Park palm tree that was struck by lightning.

Tree bubbler installations:

Installation of bubblers for the 5 trees mentioned in last month's report has been delayed for various reasons. TMC is hopeful that the work will begin this week, starting with the pine trees on the west and east ends of Tam Oshanter. In the meantime, thanks go out to Deborah Linderman who has taken it upon herself to drag hoses around each of the trees to give them additional water. Thank you, Deborah!

Pavilion Remodeling Advisory Committee:

As part of the committee's recommendations, the privacy screens in each restroom have been removed. This was done with the approval of the Maricopa County Health

Department as long as we installed deadbolts for privacy. Thanks go out to Jerry Gries for his help in removing the screens. Thank you, Jerry!

New signs have been installed on the inside of each restroom door reminding users to lock the deadbolt behind them for privacy. Access to each restroom is the same as it always been, by using your pool gate key. The deadbolt has a notice that says the restroom is either "Vacant" or "In Use." Thank you, again, to Hedy Martin for purchasing and donating the deadbolts!

The next step for pavilion upgrading is to paint the inside of the bar, kitchen, restrooms, and roll-up doors. I received two quotes to do the painting. One quote is for \$2,100 and the second for \$2,000, both include the paint.

I make a motion to approve \$2,000 for painting the bar, kitchen, restroom, and roll-up doors, cost of which is to include the paint.

All upgrade work needs to be scheduled to accommodate our social events and private groups reserving the pavilion, so I will be coordinating the upgrade work with Sandy Matchette, our Social Director.

Palm tree trimming:

Broken Limb has completed trimming our common area palm trees and private trees that owners requested to be trimmed

Moon Valley street repairs:

I have not seen street repair activities by the City lately, perhaps due to the heat. When such activities are noticed, the North Gate will be open when street work is being done on Canterbury and the portion of Medinan Drive north of us.

Lamplighters:

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

Dave mentioned that a large branch from a eucalyptus tree had broken off and was leaning into a palm tree in the South Park. He cordoned off the area but is concerned that it will fall

and do damage to the wrought iron and wall below it. He was not sure whether TMC or Broken Limb will do the removal but it needs to be done quickly to prevent damage.

Elizabeth d'Huart brought up the City of Phoenix Water Usage Summary Report that was presented to Dave, Vicki Greenfield and her. In hindsight, TMC should have been invited to this meeting; however, the report was sent to TMC for their information. Suggestions are being reviewed and new water saving implementations will be considered.

Lastly, a quick review of our policy on children living in our community was discussed.

Notice of Next Meeting: August 13, 2024 at 6:00 p.m. (Zoom)

Adjourn: A motion was made and carried by unanimous consent to adjourn the meeting at 7:11p.m.

Respectfully submitted by Sandy Kaye, HIA Secretary