



**Approved Copy
547th Minutes of the
Hillcrest Improvement
Association
Board of Directors
November 12, 2024- 6 pm
(Zoom)**

Board Members Present:

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

Absent: Secretary, Sandy Kaye

Joining from the Community: Kendra and Molly York, Elizabeth d'Huart, Wendy Sticht

President Judith Levin called the meeting to order at 6.00 p.m.

Public Forum: Molly requested a shout out to the community to help with passing out luminarias for Christmas Eve. They will arrive December 7.

Secretary's Report:

Motions: Judith made a motion to approve the October 2024 Monthly Meeting Minutes. The October minutes were approved unanimously.

Treasurer's Report:

1. October Financials: see reports emailed on 11/08/2024.

Thank you, Board, for reviewing the Financials.

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

2. Since the previous Board meeting on October 8, 2024:

Total Expenditures: \$ 10,093.27

Biggest Expenses:

Water - \$ 4,725

TMC Landscaping – \$ 2,470

APS- \$ 950

YTD interest from Flourish - \$ 10,681.76

Total Assets: \$ 249,534.49

Thank you.

Cheri Gries

Treasurer

Cheri informed that we are saving \$64,000 this year for the reserve fund and that the Flourish Fund earned us \$12,500 in interest this year.

Cheri informed the board that the budget needs to be completed in time for vote at the December board meeting.

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

Old Business:

Town Hall: Judith reported that it was not well attended but was excellent for those who attended.

Nominating Committee: Steve Larson told board members that when he was recruited to serve on the board he had no knowledge of the positions or responsibilities for them. It was decided that the nominating committee needs to gather candidates for a meeting to discuss board positions and their responsibilities before candidates make decisions to run for the board. It was decided to send out position descriptions with these minutes.

Art Fair Recap: Sandy Matchette reported that the art fair was a huge success with 70 people in attendance as was the Octoberfest with 64 attending.

She said that all three houses for La Posada on December 7 will be on Calavar:

Donna Cornell at 2 E Calavar, Rob and Dawn Harmon at 114 E Calavar, and Jayne and Gordon Weagle at 133 E Calavar.

Everyone is to bring an appetizer and their own drink to the first house. Cost will be \$7.50 each. Cookie Exchange will be on December 13th.

Reservations of pavilion are November 28, December 14, and March 22.

CTA Filing with Mulcahy is done Judith reported that Sandy Kaye saved us money by filing before the price increase and that failure to file has a \$500 a day penalty.

New Business:

2025 Budget:

A discussion ensued on the proposed budget for 2025 –

Cheri's original budget did not raise the dues for 2025 and was still saving \$64,500 for our reserve funds. We need to save/put aside a minimum of \$25,000 a year in our Reserve Funds. Initially, the dues amount was set for \$1788.

Steve Larson presented John Lavender's Reconstruction of Streets Cost Projection form showing necessary dues increases between now and 2039 when it is anticipated that our streets will need to be redone at a cost of approximately \$1.3 million. (See Attached) **A motion was made by Judith to approve a dues increase to \$1956 for 2025. It was unanimously approved.**

The CC&R's indicate that we can raise the dues no more than 10% each year. Wendy brought up that Jane & Gordon Weagle got an estimate on the projected street cost. This is where John got his numbers for saving for the streets now/each year, instead of assessing owners \$11,000+ each in 2039.

Gate Panic Bar Opener: Dave said he liked this feature but **motioned not to do it due to high cost (\$21,000 for both gates). Motion was carried unanimously.**

West island Piping Rock Pine removal: Dave reported that Broken Limb could remove the tree for \$2200 but that large trunk pieces would fall to the ground and damage shrubs and street. Save A Tree would cost \$2619 but they would use a crane and avoid damages. Dave made a motion which was unanimously carried to have Save A Tree remove the tree. However, he asked to have them assess the tree first to make sure it couldn't be saved and that request was approved. Judith stated that the pine at the east end of Tam O' Shanter is also infested with the tree killing beetles.

Date for January Informal Coffee: Judith said she would like to have donuts, coffee, and tea

and have it on January 11 at 10 a.m.

Welcome Wagon Position: Sandy Matchette said that Ellen Kirschbaum volunteered to take this position. It was decided that this position would fall under Outreach Committee.

Committee Reports

Architecture Report:

HIA Architectural Committee Report for November 12, 2024 meeting

There were five requests again this month for approval of architectural/property changes submitted between the October board meeting and this meeting.

Robert and Ellen Kirschbaum submitted a request to place concrete pavers in the sidewalk, driveway, and front sitting area in the front of their home. Also included in this request is the removal of existing orange slump block on the sides of the garage wall. There are issues with the existing slump block and the area will have stucco in its place, matching the existing exterior finish.

The items in this request fall within the rules in the CC&Rs and meet the suitability requirements mentioned therein. The pavers and existing exterior finish can be found in a number of homes in the community.

Additionally, this work coincides with already approved requests for stucco and paint work to the home.

Some of this work has already been completed.

Bill and Linda Ruddick have submitted a request to paint the cross beams at the front entrance to their home a matte black color. There are numerous examples of this trim color in the community and the request meets the suitability requirements of the CC&Rs.

Jeremy and Kelly Grimm's request involves replacing existing gutters that have begun to rust and are currently not large enough to be effective. Also included in this request is to replace rotting fascia over the kitchen patio. Installed larger gutters and fascia will be painted a white color that adheres to the requirements in the CC&Rs. All of the work will be completed in the back yard, with a small portion visible from the street. A request similar to this has already been approved and the request meets the suitability requirements of the CC&Rs.

James and Sandra Kaye have submitted a request to remove a Bird of Paradise tree by the side of the home and replace it with a similar tree of moderate size. This request falls within the requirements of the CC&Rs and is approvable.

Clay and Linda Cline are requesting to have their entire home repainted with Dunn Edwards Classic White exterior flat paint. The painter performing this work has painted other homes in the community and is familiar with the requirements for paint color and sheen. This request is approvable and adheres to the paint requirements in the CC&Rs.

All of these requests were approved without modifications.

Membership Report:

Data Current As Of: 11/12/2024

Last HOA meeting: 10/8/2024

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

Grounds/Pool Report

NOVEMBER 12, 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 Vicki.

Tree maintenance:

SavATree will meet with HIA President, Judith Levin, on November 18th to assess the conditions of our common area trees. We have one quote for tree maintenance from our landscaper, TMC, and want to obtain a second quote.

Flagging:

Red and white flags were placed at locations of missing or dead plants throughout our community. These flags will help our Landscape Advisory Committee in determining where to install new plantings.

Island solar lights:

In my September and October Grounds/Pool reports, I explained the situation with our cul-de-sac island lighting, offered some suggestions, and asked for community feedback on those suggestions. To date, I haven't received any feedback from the community.

Broken wall lamp:

Raptor Electric repaired and reinstalled the wall lamp that was knocked off the wall by a broken branch from a Eucalyptus tree at the SE corner of the south park.

Lamplighters:

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

Outreach/Hospitality Social Report: covered above

Landscape advisory committee: Proposals will be forthcoming from the meeting as to water savings and application for city grant to provide financial help for grass replacement. She said replacement plant choices have been made.

Lastly, Judith reminded board members that while discussions are fine in emails, decisions need to be made in meetings for the sake of transparency and in compliance with Open Meeting laws.

If an emergency decision needs to be made, ideally, guidelines for special meetings with proper notice to the community should be followed. If that is not possible, minutes should be taken at the emergency meeting and read into the minutes of the following regular Board meeting.

Notice of Next Meeting: December 10, 2024 at 6:00 p.m.

Adjourn: A motion was made and carried by unanimous consent to adjourn the meeting at 7:22 p.m.

Respectfully submitted by Sandy Kaye, HIA Secretary (Minutes at the Zoom meeting were taken by Wendy Sticht in Sandy's absence)