



**Draft Copy
569th Minutes of the
Hillcrest Improvement
Association
Board of Directors
October 14, 2026- 6 p.m.
(Zoom)**

Board Members Present:

President, Randy Parker; VP/Architecture/Landscape Chairperson, Ted Gates; Treasurer, Cheri Gries; Secretary, Sandy Kaye; Infrastructure Chairperson, Dave Hendrickson; Hospitality Chairperson, Sandy Matchette; Outreach Chairperson, Dick Krause

Absent: Membership Chairperson, Colleen Donimari

Joining from the Community:

Molly York, Kendra York, Jack and Kathleen Yardley, Nancy Kroening, Mike Farrell, Lea Stewart, Wendy Sticht, Vicki Greenfield, Jayne and Gordon Weagle, Jeremy Grimm, Anne Compton, Brenda Boyd, Winkie Schwartz, Nancy Krause, (10% of the community lots attending not counting the Board, 16% with)

Randy Parker called the meeting to order at 6:00 p.m.

President's Report

Quorum present.

Randy announced guidelines for speaking. Speak when recognized by the President and please respect the 3-minute limit. State your name for the Secretary to note in meeting minutes.

Special Guest, Tom Thompson, Advance Reserve Solutions (Reserve Fund Asset Study)

There were no real questions on the Reserve Fund Asset Study for Tom. Kitchen repair was discussed, as was a new refrigerator for the kitchen. Those could be considered operating expenses. The kitchen remodel was not part of the study at last year's Board's request. [This was discussed further later in the meeting.]

Tom dropped off the call after he was thanked for his work and time.

Reserve Fund Oversight Committee update from Mike Farrell

Mike continued on the Reserve Fund Oversight Committee (RFOC) paint schedule of walls and pool gates. While the painters are on site, it seems prudent to paint the Boca front gate as well. **Dick Krause made a motion to paint the front gates at the Boca entrance for \$500. It passed unanimously.**

The North Gate does not need painting as it was done two years ago.

It was mentioned that members should not contact the paint contractors directly but call Randy, Dave or Mike there are issues.

Mike brought up three points:

1. If the Board approves today's request to spend an additional \$500 out of reserve to clean and paint the front entrance wrought iron fencing, then: (1) revise page 23 of the Report to add Front Entrance Wrought Iron Fencing in the description and increase the projected Unit Cost from \$2,400.00 to \$2,900.00, (2) revise page 1 to add \$500.00 to expected additional expenses through 12/31/2026, and (3) revise page 22 to reduce the projected Unit Cost of "Paint: Wrought Iron Railing" from \$5.25 per square foot to \$4.50 per square foot. The net effect of these revisions would be little or no change to projected Member Contribution for 2027.
2. On page 1, change Investment Rate from 3.25% to 3.50%, to reflect a recent interest-rate increase in the Flourish Reserve Fund Account. The net effect of this revision would be an approximate \$4 decrease to projected Member Contribution for 2027.
3. On page 1, change Annual Contribution Increase 4.00% to 3.75%, to partially offset a projection that current projected Member Contributions are being subsidized by future projected Member Contributions over the 30-year cycle. The net effect of this revision would be an approximate \$16 increase to projected Member Contribution for 2027.

There was discussion of putting money into Certificate of Deposits to earn more interest. We have two Flourish accounts, one for operating expenses and one for reserve assets. (We also have a checking out that receives money transferred from one of these.) It was pointed out that we are fortunate to have these accounts that earn good interest and the funds are immediately available if needed. Cheri said she would ask if the interest rate could be increased for us.

Mike continued by saying 2027 figures to be a critical year in terms of the Reserve Fund and our infrastructure because, among other things, we project substantial asphalt/road work at substantial cost (though not anywhere near what we were potentially looking at when we were following the Frank Civil recommendations). For that reason, the Reserve Fund Oversight Committee requests that the Board put in the 2027 Operating Budget a \$1,400 projected expense for ARS to conduct a Level 2 site visit and revise the Report.

After 2027, we hope to build into the Report itself projected periodic services from a reserve consultant, but not every year.

Mike explained that we had Level 1 site visit and report in 2025 and in the future we could possibly go to a Level 3 (no on-site visit) alternating with a Level 2 (on-site visit but less expensive than a Level 1) on a 4-year cycle but the Committee would not expect to look at that until next year.

6. Please keep in mind that the draft Report includes (at page 49) a component for island lighting. Per last month's meeting, there is an alternative Report, exact in every detail to this one with one exception: it does not contain an island lighting component. The sole reason why the Committee asked ARS to draft alternative Reports (one with island lighting and one without) was to give some idea of the magnitude of what the cost of island lighting might turn out to be.

A member, who does not live on a cul de sac, asked if people want lights. Jayne Weagle, our Lighting Committee Chair, said she received 70 surveys back and 38 wanted more information about lighting.

We then continued to discuss pavilion kitchen/bar needs and possible budget costs. There was general consensus that we need to add the kitchen and bar to our Reserve Fund expenditures, not necessarily as a given expense but a projection for future plans. Kendra York suggested as a possibility we get a donation of appliances from someone remodeling their kitchen. It was pointed out that professional inspections and installations be done if we do this.

Secretary's Note: Pages referenced by Mike are from the latest Reserve Fund Report.

Call to Public/Members Forum

Lea Stewart said that she walks the neighborhood and has noticed properties that look terrible.

A discussion followed on what is the Board doing, City of Phoenix fines for "neighborhood blight".

Randy said he has gotten good response from residents when he calls. Wendy Sticht said we need have compassion for our neighbors and help if we can. As our members age, things become more difficult.

There was a comment if you cannot maintain your property, you should move.

Another question was asked concerning redoing landscaping at homes. How long can you leave your property barren after removing vegetation before replacing it? There is nothing specific to address this and may be something to consider with the next CC&R revision.

It was pointed out that we have a responsibility to our neighbors to remove dying or stressed trees. They can spread disease and bugs to other homes. Climate change is affecting the plants in Phoenix.

Secretary's Report

Sandy Kaye made a motion to approve the corrected minutes from the September Board of Directors' meeting. It was approved unanimously.

Treasurer's Report – Cheri Gries

The Treasurer reviewed her report. (See full report in Addendum section)

Cheri said that our insurance bill was less than last year but we still could be invoiced for additional charges.

She also said she was investigating using Zelle to pay our dues assessment.

Thank you, Board, for reviewing the Financials.

Cheri Gries made a Motion: I move that the Board approve the September 2026 Financials. It was approved unanimously.

Committee Reports:

Architecture Report Ted Gates

There were two Change Requests approved this last month:

- Anne Compton at 14016 N. Medinan Dr. requested and received approval to remove portions of her existing grass with decomposed granite and desert landscaping.
- 6 E. Piping Rock requested and received approval to replace the existing black painted roof tiles at the front of the home with black standing seam metal roofing.

Landscape Report Ted Gates (See full report in Addendum section)

Ted said that the RFP for a new landscaper was ready. Gordon Weagle said he had a few additions for it. Ted will get pricing for overseeding a winter lawn and then the Board will vote. This needs to be decided quickly if it is going to be done. A vote outside of the regular meeting will have to take place.

Ted also said he will step down as Landscape Chair. There is no current landscape committee. Calavar is missing Cul de Sac Captains but the other streets have volunteers.

A question was asked about contacting the renters in Hillcrest. To the best of our knowledge, they have not. They are not eligible to attend meetings but could attend social events. We will see what can be done.

Membership report: Colleen Donimari, report read by Sandy Kaye

Data Current, As Of: 10/13/2026

Last HOA meeting: 9/08/2026

Home Sales Closed Since Last Meeting: 1

Homes In Escrow: 1

- 6 East Piping Rock Road

Homes for Sale: 1

- 32 E Piping Rock Road

Rentals: 3

- 3 East Piping Rock Road

- 14029 North Medinan Drive

- 134 E Tam O'Shanter Dr

Vacant properties: 0

Properties with under age 55 occupants: 1 (17 allowed):

- 109 East Tam O'Shanter Drive

Homes Sales in 2026: 2

Hospitality/Social report: Sandy Matchette

Sandy said we had 59 people attend Oktoberfest. We have three homes for La Posada. Our gracious hosts will be Colleen and Mark Donimari, Rob and Dawn Harman and Renee and Ed James. Then we go to the Pool Pavilion for dessert.

Pool Pavilion reserved November 7, 2026

Community Gatherings on our Calendar for the remainder of this year.

La Posada	Sunday, December 6th
Cookie Exchange	Friday, Happy Hour December 11th.
Art Fair	Saturday, December 12 th (see flyer for details)

Sandy said she will not run for the Board again but will continue the social duties in the future.

Infrastructure: Dave Hendrickson (See full report in Addendum section)

The two overhead fans at the Pool Pavilion have been taken down and will be replaced with fans that are suitable for outdoor use. Dave projects a cost of \$500-600.

Dave made a motion to remove the two existing pavilion ceiling fans and replace with two new similar fans. The removals and new installations to be performed by a handyman. Estimated cost for removals, new fans, and installations is \$500 to \$600. It passed unanimously.

Outreach: Dick Krause

Kauffman's will move in in March. They will be officially welcomed then.

See Block Watch Report in Addendum

Old Business

Island Lighting Survey Committee Report

Jayne Weagle said the Lighting Committee met on 10/6. Three of the contractors with whom they met have submitted bids. All advised against solar. Hillcrest is not in the "Dark Sky" designation.

The committee reviewed the bids and is asking for clarifications. Jayne received 71 survey responses of which 38 asked for more information on lighting.

They will meet again on 10/21, at 133 E Calavar to review and discuss. They will report findings.

New Business

Handled within Committee reports

Next Meeting: November 10, 2026

Motion to Adjourn: Randy Parker motioned to adjourn.

The meeting adjourned at 7:41 p.m.

**Respectfully submitted,
Sandy Kaye, HIA Secretary**

ADDENDUM
See Pages Below

September 2026 Treasurer's Report

Tuesday, October 13th Meeting

We're working on the 2027 Budget. Board, please get your numbers to me as soon as you can.

In 2027 my three year commitment as Treasurer will be fulfilled and I will be stepping down. If anyone is interested in becoming our next Treasurer, please reach out to me at Treasurer.hia.13824@gmail.com so we can start working together to make the transition as smooth as possible. I am happy to overlap and help as much as needed.

Our largest expenses in September:

Water	\$ 5,748	Last month - \$ 3,623
Landscaping	\$ 3,578	Last month - \$ 4,237
APS	\$ 867	Last month - \$ 925
Pool	\$ 544	Last month - \$ 603

September Financials: see report emailed on 10/12/2026.

Operating Expenditures in September 2026: \$ 11,417.45

The Flourish rate went up from 3.25% to 3.5% interest -

Operating Flourish interest earned in September - \$ 321.48

Reserve Flourish interest earned in September - \$ 873.14

Total Assets as of September 30, 2026: \$ 428,584.87

Thank you, Board, for reviewing the Financials.

Motion: I move that the Board approve the September 2026 Financials.

Thank you,
Cheri Gries – Treasurer
Hillcrest Improvement Association

Landscape Chair Report

Water Utilization

- We have returned to the average utilization from previous years but we are at the critical point on deciding to overseed for the winter lawn which should be done within the next 30 days.

Landscape Service RFP

- The RFP for landscape services has been completed and will be sent out this week to vetted service providers.
- We are proposing a vital shift from our legacy, un-credentialed 'mow and blow' routine to a professional horticultural asset-management model.
- While our current approach seems inexpensive, it has cost us thousands in dead plants, degraded turf, and unverified water waste, while exposing the HOA to legal liabilities.
- This new RFP establishes strict ROC licensing and ISA credential requirements, rigorous monthly reporting, clear financial caps, and daily penalties for unaddressed water leaks.
- By investing in professional oversight, we will actively protect our community's largest common asset, control our water costs, and safeguard our property values.

Winter Lawn

- Before we lock in our fall calendar, we need to seriously evaluate whether to overseed for a winter lawn this year.
- Given our ongoing issues with vendor performance and our push to curb unverified water waste, the heavy water bills and high cost of seed may not be justified.
- Skipping overseeding this year would save significant water and budget, allowing our Bermuda turf to rest and recover, while we transition to a higher standard of horticultural management.
- I'd like the Board to discuss whether we want to skip it entirely or limit it strictly to our main entrance areas.

Community Volunteers

- Cul De Sac volunteers have raised their hands and I owe setting up a coordinating meeting.
- Similarly, volunteers to be on the Landscape Committee have also raised their hands to be a part of the committee and I owe them a coordination meeting.

Landscape Chair Position

- Serving as Landscape Chair over the last ten months has been a privilege, and I am proud of the groundwork we've laid—especially in establishing our new professional RFP standards to protect our community assets and developing tools to monitor water utilization and costs.
- However, with a new professional role at my company, I haven't been able to give this community role the dedicated focus it requires.
- To ensure Hillcrest continues moving forward successfully, I recommend that the Landscape Chair position go up for election this year—or that the Board appoint a full-time resident who has the bandwidth to fully execute and oversee these important initiatives.

**HILLCREST IMPROVEMENT ASSOCIATION
INFRASTRUCTURE REPORT
OCTOBER 13, 2026**

Pool:

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

Pavilion:

With Board approval at last month's meeting, a new patio heater was purchased. Thanks go to Kenny Roynestad for helping me with the assembly.

The five patio heater propane tanks must be replaced once they are empty. Propane vendors will not refill tanks that are over 12 years old. As a tank is emptied, we will replace it with a new tank.

As we approach the cooler time of year, I would like to remind our members of the proper, and safe, way to light the patio heaters. The ONLY valve to be turned is the silver valve on TOP of the propane tank – not the black valve attached to the gas line flexible hose that goes to the burner. To start the heater, turn the silver tank valve counter-clockwise to open the flow of propane to the igniter, then follow the lighting instructions that are printed on the heater. When shutting down the heater, first turn the silver tank valve clock-wise to stop the flow of propane, then turn the heater control knob to "Off."

One of the aging pavilion ceiling fans is wobbling out of control and loudly complaining. It is feared the other fan will soon do the same. As a precaution against the fans falling from the ceiling, both fans should be removed and replaced. Because of this, I recommend the following:

I make a motion to remove the two existing pavilion ceiling fans and replace with two new similar fans. The removals and new installations to be performed by a handyman. Estimated cost for removals, new fans, and installations is \$500 to \$600.

Painting projects:

On Monday, October 19th, Ghaster Painting & Coatings is scheduled to start work on our south park walls and the entrance walls. Work involves power washing the walls, wall repairs, and painting. In preparation of this work, some landscaping has been trimmed to allow the painters to access the walls. There will be no disruption to the use of the pool or pavilion areas. Our landscaper has been asked not to do any work during the painting process. This schedule is weather dependent. More information will be sent as needed.

On Monday, November 2nd, Marcel Painting is scheduled to start work on the east and west pool gates and attached 6-foot high fences. Painting of the west entrance wrought iron fencing may be added to the work, pending Board approval. Please see the attached memo from Mike Farrell discussing the addition of the entrance fence painting.

Reserve Fund Oversight Committee:

Mike Farrell will give an update on the Committee's efforts. Please see the attached memo from Mike Farrell discussing the Draft HIA Reserve Analysis Report, notes and revisions.

Island Lighting Committee:

Jayne Weagle will give an update on the Committee's efforts.

Thanks:

Continued thanks go out to our lamplighters, Steve Hayes and Kenny Roynestad, for keeping our parks and entrances lit up. Thanks guys!

Block Watch Report Nancy Kroenig

HILLCREST IMPROVEMENT ASSOCIATION

OCTOBER 2026 BLOCK WATCH UPDATE

By Frosty Kroening, Block Watch Captain

1. CITY OF PHOENIX LOCKBOX PROGRAM

The City allows firefighters to gain entry to our homes in case of emergency without causing any damage to your doors or windows. Please call [\(602\) 262-6786](tel:6022626786) or email pdf.lockbox@phoenix.gov for more information. The free lockboxes are provided by Phoenix realtors to help people who may not have friends checking on them regularly. Firefighters and police do not like to break people's property. Being a caring neighborhood, we look out for each other and notice when something seems amiss. "See something, say something." Lockboxes can help us help each other. (Before calling the police if you are concerned, call the person and family members.)

2. ARE YOU PREPARED FOR AN EMERGENCY?

(This appeared in our City of Phoenix bill for September.)

National Preparedness Month encourages everyone to take simple steps to prepare for emergencies in their homes, schools, businesses, and communities. Being prepared means staying informed about local risks and hazards – such as dust storms, microbursts, power outages, flooding, extreme heat, and cyberattacks – and having an emergency plan and building an emergency kit. For tips and resources, visit Phoenix.gov/Emergency. Our son just told me he has prepared an emergency box for his family. I am so proud of him!

3. The Black Mountain Community Alliance meets October 14th at 6:30 p. m. at the Deer Valley Senior Center. The topic will be Intelligent Transportation Systems. At least one of our residents has a self-driving car so if you see cars with no drivers, do not

be alarmed but we can keep an eye on them. More are coming. This meeting is a place to discuss this new phenomenon and traffic management systems! Amazing new technologies.