



**Approved Copy
550th Minutes of the
Hillcrest Improvement
Association
Board of Directors
February 11, 2025- 6 pm
(Zoom)**

Board Members Present:

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

Joining from the Community: Barbara Frandsen, Vicki Greenfield

President Judith Levin called the meeting to order at 6:06 p.m.

Public Forum:

A brief discussion was held on whether our CC&R's allowed someone to purchase a home and then flip it. We held that to rent a home in Hillcrest you must live in the property for a year first but that it is acceptable to buy and then resell a home without actually living in it.

Secretary's Report:

Motions: Sandy Kaye made a motion to approve the January 2025 Monthly Meeting Minutes. The January minutes were approved unanimously.

Treasurer's Report:

Motions: Cheri made a motion to approve the January 2025 Financial Report. It was approved unanimously.

2/11/2025 Meeting

January Financials: see reports emailed on 2/11/2025.

Thank you, Board, for reviewing the Financials.

Motion: I move that the Board approve the January 2025 Financials.

Since the previous Board meeting on January 14, 2025:

Total Expenditures: \$ 5,687

Biggest Expenses:

Landscaping \$ 1,850

Water \$ 1,582 Last month was \$ 3,723

APS \$ 854 Last month was \$ 863

2025 (YTD) interest from Flourish - \$ 778 (our interest was 5% in 2024, it's now 4%)

Deposited annual dues from 109 lots in January.

Total Assets: \$ 430,074

Thank you.

Cheri Gries

Treasurer

Old Business:

Annual Meeting

The Annual Meeting is February 22 at 10:00 a.m. at the Pool Pavilion.

Lunch will be served following the meeting.

Sandy Matchette is requesting help to assemble the sandwiches on Friday, the 21st, at 5:00 at the Pavilion. Set up help is also needed. We will meet Saturday at 9:00 to set up tables and chairs.

We discussed quorum numbers, 36 residents needed at the meeting.

There needs to be a majority of votes (51% or 60 votes)) to elect someone to the Board. If that doesn't happen, we need to have another election and vote again.

New Business:

Secret Ballot

There was discussion of having a secret ballot where the name of the voter does not appear on the ballot itself. Sandy Kaye will look into various methods where that could be accomplished for our next election.

Committee Reports

Architecture Report:

HIA Architectural Committee Report for February 11, 2025 meeting

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

Bob and Ellen Kirschbaum have submitted a continuing request for the next stage of their landscaping work being performed by DLA Landscaping. This phase includes a zero landscaping theme to manage the amount of water needed. The existing granite rock will be replaced with Madison Gold granite, which can be found in a number of front yards in the community. There will also be a dry wash of Table Mesa Brown rip rap. Additional drought tolerant vegetation will be planted in strategic spots in the yard. This phase of their plan has been approved as submitted.

Steve Larson submitted a request to the HIA Board to have their entire home repainted. It is believed that it was last repainted around 12 years ago, and is showing signs of needing to be redone. He has hired Dewey Colon, a licensed painter who has painted many homes in the community, including six homes since the start of 2025. The paint used will be Dunn and Edwards Exterior Classic White. The front door will also be repainted the same color as was previously painted. This request was approved by numerous members of the HIA Board.

Both of these requests were approved without modifications.

Steve Larson

Membership Report:

Data Current As Of: 2/11/2025

Last HOA meeting: 1/14/2025

Home Sales Closed Since Last Meeting: 0

Homes In Escrow: 3

- 19 East Boca Raton Road
- 144 East Boca Raton Road
- 20 East Tam Oshanter Drive

Homes for Sale: 1

- 26 East Boca Raton Road

Rentals: 2

- 3 East Piping Rock Road
- 14029 North Medinan Drive

Vacant properties: 1

- 120 East Calavar Road

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

- 9 E Calavar Road

- 109 E Tam Oshanter Drive

Jeremy Grimm

Infrastructure Report

HILLCREST IMPROVEMENT ASSOCIATION

INFRASTRUCTURE REPORT

FEBRUARY 11, 2025

This is my first report as Infrastructure Chair and because this is a new position, this report will be very short. Since I am no longer the Grounds chair, I can now concentrate more on the needs of our buildings, fences, electrical, plumbing, etc. For example, I have noticed that we have some block walls that are in need of repairs and/or touchup painting.

Our pool continues to receive quality care from our vendor. I am looking into the reason that bubbles are coming from the return lines. I believe the air release valve on top of the filter may be the culprit and I am working with our pool vendor to solve the issue.

A member reported a leaking hose bib on the island at the west end of Calavar. The hose bib is part of the backflow preventer manifold. I contacted a plumber to make the necessary repair.

Ed Jeter, Steve Hayes, and Kenny Roynestad continue to investigate types of lighting that will work well on our islands, and they are narrowing the choices to a select few.

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

Dave Hendrickson

Outreach/Hospitality/Social Report:

Sandy Matchette took dinner to Donna and Tom Whitson before they moved. Charlene Tatz's memorial will be March 8th.

The Pavilion has been reserved on the following dates: 2/22; 3/1; 3/8; 3/22; 4/20; 5/31

Landscape:

Landscape Report - February 11, 2025

Submitted to the HIA Board of Directors by Judith Levin, Chair, Landscape Committee.

Per HIA Board Action at our January meeting, the responsibilities of the former Grounds Committee have been reassigned & structured into 2 Committees: Landscape Committee, and Infrastructure Committee. Currently Dave Hendrickson chairs the Infrastructure Committee, and Judith Levin chairs the Landscape Committee.

Broken Limb Tree trimming & landscaping service is engaged in pruning our trees this month, and is completing this important task in a timely manner. We appreciate the timely job Paul and his crew are doing, as it is so important to trim our trees correctly and at the right time of the year.

I recently received a contract from Impact System for landscaping and maintenance, however, as of the writing of this report, it does not adequately reflect the meeting that Kenny Roynestad and I had with Chantry (TMC) on January 22, 2025. At that meeting we identified contract elements which, if agreed upon by all parties, would create a contract which more closely reflects our expectations regarding regular maintenance performance, and communication with our contractor. I have not yet received an amended draft contract to review.

In the meantime, as is standard practice for the Board regarding contractor selection, I am obtaining bids from other landscaping companies as well as bids from companies who prune palm trees. This allows the Board to consider and compare costs & benefits from other service providers. We currently have a bid from Broken Limb and a bid is forthcoming from 2 other companies: Pros Commercial and Design Tree Maintenance. Palm tree pruning will be scheduled for June and residents may be able to receive the same cost per tree that Hillcrest HIA receives if scheduled during this same period of time. We will keep you advised.

A list of plants was given to Chantry to replace some of those lost over past seasons. Our goal is to maintain & enhance the value of our beautiful common

areas, while following best practices for landscaping and water conservation in an arid environment. We requested a cost plus labor estimate for the plantings we identified, and asked that appropriate plants be planted in February prior to the end of the current contract. I have not yet received a response.

Most of you know that I live in California from March – October. Kenny Roynestad has agreed to assist “on-the-ground”, in my absence, however I will be managing Landscape in close collaboration with committee members formerly referred to as LAC, now Landscape Committee. Currently those members include: Elizabeth d’Huart, Catherine Gates, Victoria Greenfield, Kenny Roynestad, Kendra York, Molly York, and myself.

Thank you.

A motion was made to have Broken Limb trim the Hillcrest palm trees for \$6,695. It passed unanimously.

Broken Limb will trim palm trees in the neighborhood for \$65 each. There will be a sign up for services.

Christmas decorations should be removed by now.

Notice of Next Meeting: March 11, 2025 at 6:00 p.m. on Zoom

Adjourn: A motion was made and carried by unanimous consent to adjourn the meeting at 6:53p.m.

Respectfully submitted by Sandy Kaye, HIA Secretary

Addendum to the Minutes

We wanted to thank all of the neighbors who participated in the luminaria event on Christmas Eve, and send an even bigger “Thank You” to the block captains who helped distribute the candles and bags to the neighborhood. We had so many people reach out to volunteer that we were able to decline a few offers because we had so many willing to help! We had great participation and look forward to another festive luminaria event in 2025.

Thank you to:
Steve Larson
Cheri Gries
Linda Ruddick
Jack Yardley
Frank Lynott

Cindy Kerr
Laura Wilkinson
Becky Parker
Vicki Lamb
Kate Gates
Linda Roynestad
Vicki Greenfield
Jane Weagle
John Mazich
Sharon Tucker
Anne Compton
Pat Clegg
Judith Levin
and all of their helpers as well!

Molly & Kendra York”