



**Draft Copy
556th Minutes of the
Hillcrest Improvement
Association
Board of Directors
August 12, 2025- 6 p.m.
(Zoom)**

Board Members Present:

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

Joining from the Community:

Jon Fountain, Elizabeth d'Huart, Kathy Christmann, Kathy and Mark Hellan, Ellen Kirschbaum, Jayne Weagle, Molly York, Kendra York, Catherine and Ted Gates, Kenny and Linda Roynestad, Susie Brown, Frank Lynott, Lynn Graham, Vicki Greenfield, Nannette Herbuveaux, Wendy Sticht, Gordon Weagle, Billie?

Steve Larson called the meeting to order at 6:00 p.m.

President's Report

Steve 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.

HIA Members have a right to speak prior to a vote by the Board on a particular item.

Public Forum:

Questions were asked concerning topics to be addressed at the meeting and whether voting would take place. It was explained that those matters would be addressed later in the meeting.

Secretary's Report:

Motion: Sandy Kaye made a motion to approve the June 4 Special Meeting 2025 Minutes. The minutes were approved unanimously.

Motion: Sandy Kaye made a motion to approve the July, 2025 Monthly Meeting Minutes. The minutes were approved unanimously.

She thanked Jeremy Grimm for taking minutes last month in her absence.

Treasurer's Report: Cheri Gries

Treasurer's Report

8/12/2025 Meeting

Thank you, Mike Yore and his Maintenance Budget Committee for all the time and work they've put into working on the budget and getting the Reserve Study done.

It is important for me to report how much money we have in our Operating account and how much we have in our Reserve account.

Beginning with this month, I will also include these amounts in my monthly reports. See my July Reconciliation on page 2. Our total assets as of 7/31/25 are \$371,180.30. We have \$302,092.61 in our Reserve account, and \$69,087.69 of the budgeted \$150,376 left in our Operation account for the remainder of 2025.

Keep in mind that I haven't taken some money from the Reserve funds spent this year yet. (street expenses, reserve study, pavilion updating). I estimate this will be around \$6k, which will go back into our Operating account. Because I needed to get my report out for the 8/12 meeting, I will finalize the numbers for September. Thank you for understanding.

July Financials: see report emailed on 8/11/2025.

Since the previous Board meeting on July 8, 2025:

Total Expenditures: \$ 12,030.76

Thank you, Board, for reviewing the Financials.

Motion: I move that the Board approve the July 2025 Financials. The July Financials were unanimously approved.

Largest expenses:

Water \$ 5691 Last month - \$ 4194

Landscaping \$ 2128 Last month - \$ 2092

Pool \$ 1823 Last month - \$1857 – (2nd half of \$2100 - \$1050 fence repair from Eucalyptus branch)

APS \$ 884 - Last month - \$ 919

Flourish interest earned on 7/02/25 - \$1244

Total Assets: \$ 371,180.30

Thank you,

Cheri Gries

Treasurer

A discussion followed about having a separate Flourish account for the Reserve Fund and a separate Flourish account for operating expenses. If approved, HIA would have 3 accounts with the two previously mentioned and a checking account with Pima Federal Reserve. Interest earned from each account would go back into the account that earned the interest. Lynn asked if we could eliminate the checking account from Pima and write checks on the Flourish account. Steve explained that they are "sweep" accounts and do not have check writing capability.

Ellen Kirschbaum asked about the balance amount for 2025 that went into the Reserve Account designation. Cheri said that \$78,476 was left over from the Operating Expense Budget and added to the Reserve amount. There was some confusion since it was not a separate transaction this year but included in the amount added from the collection of dues. Henceforth, it will be a line item transaction so it is clear what the amount is and from where it came.

Cheri made a motion to open a separate account for the Reserve Fund. Steve amended the motion to make it an interest bearing account. **Cheri then made a motion to open a separate interest bearing account for our Reserve Funds.** It passed unanimously. It likely will be a separate Flourish account that at the moment pays 4% interest.

Old Business

Entry Signs: Sandy Kaye made a motion to purchase entry signs as shown (see attachment) from Realty Signs for \$196.27. Discussion followed concerning placement, appearance, color.

Are the signs informative or enforceable? Color can indicate which.

Elizabeth d'Huart explained the rationale for the color, font and material used in the signs. The signs are to be mounted on a real estate sign type frame donated by Dave Dix. There was concern about wind blowing the signs. We will need volunteer help to install this. Kenny Roynestad suggested that we change the "55+" on the sign to "adult".

Elizabeth will check to see if that can be added without destroying the layout of the sign.

If it can, it will be changed. The "No Soliciting" wording was deemed important on the new sign.

Old signs will be removed.

The motion passed unanimously.

Signs in Parks (Dog leashed): Sandy Kaye made a motion that we purchase 2 Pet signs for the North Park for \$37.04 (from Amazon). Discussion followed as to placement and number of signs. It was decided one at the north end and one at the south end is sufficient. **The motion passed unanimously.**

Pool Pavilion Furniture: Sandy Matchette reported having to dispose of some of the patio furniture as it is disintegrating. Steve may have a donation of chaise lounges. We may have to budget for new furniture of better quality than what we have now.

New Business

Long Term Reserve (LTR) Study: Mike Yore thanked Mike Farrell, Dave Hendrickson and Tom from ADS for their participation in getting the study completed. We will need an accurate number in the Reserve Fund Account to do a proper plan. That is coming.

The study produced a different street repair option from what the Frank Civil Engineering recommended and would save us a substantial amount of money.

The LTR committee meets on August 14th to draw up recommendations for the future.

The Board will address these at the September meeting.

Changed Date of September Meeting: The Board is moving the September meeting from September 9th to September 23rd to enable as many Board members and HIA members to attend the meeting scheduled at the Pool Pavilion instead of a Zoom meeting.

Committee Reports:

Architecture report: Mike Yore

ARCHITECTURAL REPORT

August 12, 2025

There were two requests for architectural approvals since the last board meeting.

- Laura Wilkinson asked to replace two windows in the front of her home. The request was approved.
- Brent and Emily Laizure (potential buyers for 110 E. Boca Raton) are asking to knock out their south perimeter wall and extend it all the way to Boca Raton. Then they want to build a 600 square foot casita (20 x 30) inside the wall. The height would be close to the height of their potential home, approximately 12-15 feet. I originally denied this request for several reasons:
 - First, extending the south wall that far could be considered an eyesore by the neighbors. Nothing else like that is in the community on a corner lot.
 - Second, I talked with the next-door neighbor, 118 E. Boca Raton, and he is totally against it. The neighbor states it would hamper his views.
 - Third, I am worried that the extension would block the view of traffic on Medinan and possibly cause an accident with people leaving the cul-de-sac.
 - Fourth, I talked with several neighbors in that cul-de-sac and all are vehemently against allowing it for several of the same reasons that I disclosed.

After the denial, Brent appealed my decision to the Board. We need to discuss this request.

Submitted by Mike Yore

A lengthy discussion followed Mike's report to discuss the moved wall and casita addition. Judith mentioned that the house was 2 bedroom and small.

Cheri questioned whether there was a right to appeal. The house is still in escrow.

Dave referenced a state statute passed on 1/25 that allows casitas for rent but that the final small print says HOA's have the final say.

Judith offered we should think and consider the difference between ADU (accessory dwelling unit) and a casita. ADU's typically have a kitchen and are fully livable whereas casitas have bathroom and bedroom.

Lynn Graham wanted a rendering of what they intend to do and offered restrictions to the distance from the curb a wall must from a backyard, side yard or front yard.

Jon Fountain, who is the nextdoor neighbor, voiced his disapproval of the renovation. He made the case that the wall is actually at the "front" of the house. Aside from appearances, there was concern for visibility, wind movement and noise from the casita. He strongly feels he would be forced to sell his house if this is allowed.

Wendy suggested they go back to the drawing board and consider attaching a room to the house.

Kenny brought up that the neighborhood aesthetic should be respected.

This led into a presentation by Ted Gates. It is attached. His architectural eye showed changes to HIA residences that did not necessarily carry out the aesthetic of the original structure.

Going forward Ted will assist in guidelines for the Architecture Committee.

There were several comments about distances of the wall from the curb. It was commented the closest the wall could be from the street is 8 feet.

Mike pointed out that the Board functions part time and does not possess the professional knowledge for all these matters.

Nanette Herbuveaux, whose parents own the house across the street, voiced her disapproval of the view that the casita would bring. She also questioned do we allow casitas.

There were many more comments and some history of a 12 foot shed being built and then being removed because it was not approved.

We were advised to be cautious in going forward. Once something is done, it can't be reversed.

Jeremy wanted to see multiple elevations and views from each direction in the plans. He also mentioned updating the CC&R's and defining backyard, side yard and front yard restrictions.

Ellen brought up the idea of maintaining the historical integrity of the neighborhood. There is historical value in our homes designed by Ralph Haver.

Vicki talked about getting specifics about the legal, aesthetics, cohesiveness and historical aspects into our CC&R's.

Wendy thought we could just vote a change to our bylaws without spending legal fees to adjust the CC&R's.

Ted said that guidelines empower the architectural committee.

The issue of homes within HIA being in a flood plain was discussed and that may affect plans to renovate.

The issue of a non-owner making a request was brought up. Is it a valid request or must they wait until they own the property?

Ellen referenced page 10 of the CC&R's.

Elizabeth requested that each Board Member have a copy of our CC&R's in front of them during meetings for immediate reference.

Sandy Kaye made a motion to accept the Architecture Committee's decision to deny the request (for the casita and wall relocation). Mike Yore seconded it. It passed unanimously.

Membership report: Jeremy Grimm

Data Current, As Of: 8/11/2025

Last HOA meeting: 7/8/2025

Home Sales Closed Since Last Meeting: 0

Homes In Escrow: 3

- 34 East Boca Raton Road
- 110 East Boca Raton Road
- 38 East Calavar Road

Homes for Sale: 3

- 113 East Boca Raton Road
- 136 East Boca Raton Road
- 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

Hospitality/Social report: Sandy Matchette

Bowling Event planned for late September.

Oktoberfest is 10/11; Arts and Crafts Fair is 11/15 (still looking for participants); La Posada is 12/6; Cookie Exchange is 12/12.

We will need help on 11/30 and 12/1 to decorate for the holidays.

Infrastructure: Dave Hendrickson (see Addendum for report)

Backflow preventers:

The City of Phoenix requires our 12 backflow preventers to be inspected annually. This was done in July by BPD. One backflow was found to be in need of repairs, and as such, I make the following motion:

- **I make a motion to have BPD repair the backflow preventer located at the east end of Tam Oshanter Drive for \$341.58. It passed unanimously.**

Dave thanked his island lighting crew for their work.

Landscape: Judith Levin (see Addendum for report)

Judith announced that Save A Tree said the pine tree on the west end cul de sac of Tam Oshanter did not have beetles!!

Next Meeting: September 23, 2025 at the Pool Pavilion

Motion to Adjourn: Mike Yore made a motion to adjourn at 8:22. It passed unanimously.

Addenda (Reports filed but not given due to the length of the August meeting)

INFRASTRUCTURE REPORT

Dave Hendrickson

AUGUST 12, 2025

Pool:

Our pool continues to receive quality care from our vendor and from our pool testers, Barbara, Vicki, and Clay. Unfortunately, because we live in an inferno that causes our pool water temperature to be in the mid-90's, we are having to add massive amounts of liquid and tablet form chlorine. This will subside when our temperature cools down.

Jack Yardley reported to me that the deadbolt on the east pool gate was not working properly. I contacted a locksmith on Monday, August 11th to make the necessary repairs and I was told he would be out early that afternoon. He did not show up or call. I am now contacting other locksmiths.

Damaged wall light:

Raptor Electric inspected and repaired the electrical connections to the wall light damaged by the falling Eucalyptus tree branch at the east gate to the pool; however, they could not repair the damage to the metal cage surrounding the light. The cage was bent at the base and required heating the metal cage and bending it back into position, as well as some minor welding repairs. Sandy Matchette arranged for her handyman to remove the light and make the necessary repairs. The handyman also repaired the broken concrete cap block on top of the masonry column and hauled away the broken fence railing. Thank you, Sandy!

Backflow preventers:

The City of Phoenix requires our 12 backflow preventers to be inspected annually. This was done in July by BPD. One backflow was found to be in need of repairs, and as such, I make the following motion:

- **I make a motion to have BPD repair the backflow preventer located at the east end of Tam Oshanter Drive for \$341.58.**

Island lighting:

I received the following update from Kenny Roynestad, Ed Jeter, and Steve Hayes concerning the status of options for new cul-de-sac lighting:

Greetings to all, we do hope this update will be useful to our neighbors while options are considered for future Cul-de-Sac light replacements.

Several ideas have been explored. Solar Post lighting, Traditional Hardwired Post Lights, as well as Bollard style lighting. Options for either method are possible. We have been exploring LED products in the color range of 2700K - 3000K. 2700K - 3000K color temps are DarkSky friendly as obnoxious glare is not present in quality manufactured products.

Solar Post lighting requires a very large fixture or a large separate solar panel. May be too imposing for our neighborhood aesthetic. Advantage is 100,000 hr life expectancy for LED panels and 5 plus years of battery life expectancy. Solar Bollards from the same source have the same life expectancy and solar panel requirements. Initial estimates \$3,500 to \$4500 per island.

A Traditional Hardwire system will require new concrete anchor system as well as significant trenching in each Cul-de-Sac.. Electrical panel and support structure replacement will be required for the East Boca Raton Cul-de-Sac (\$6000+) before work could begin.

Our Board and Neighbors would need to select the type and style of Post Mounted fixture which would be priced separately. Most expensive option.

Low Voltage LED Bollards (compatible with our existing power supplies) are available in desired

2700K - 3000K temperature range. This option would require less trenching without disturbing existing panel boxes. If selected, we should opt for professional installation of two perhaps three bollard style lights for each island space. No real estimate of cost yet, definitely far less than a hardwired system using post mounted lights.

Self Contained (Off-Grid) LED Solar Bollards are another possibility. These require no trenching. Some require anchoring to a concrete pier, some are direct bury, others are mounted on a stake.

This option may be the most affordable. However, service life for LED panels is around 50,000 hrs.

I have noted prices from \$300 to \$700 each. I think this is dependent on the style and durability of the product. One basic concern, this option may be more susceptible to damage during landscape maintenance. Also, vulnerable to theft if not well anchored.

Island lighting may need to be staged over budget cycles. Island Lighting could be considered for a major capital improvement item. Or just do nothing until cash reserves are replenished.

Thank you, Kenny, Ed, and Steve. As a follow-up, I joined the three on a site visit to a lighting supplier in Tempe to look at solar bollard lights. Kenny, Ed, and Steve will soon make their recommendations to the Board, then it becomes a funding issue to be resolved, most likely in 2026.

Thanks:

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

Landscape

July 2025 Landscape Committee Report Ongoing communication with Zac at Impact concerning dead plants and appropriate water. Overall, Hillcrest HIA looks great with some exception of some dead plants not being removed. The plan is to replace plants in the Fall and hold Impact accountable for the new plants that died. This is still being negotiated with Zac at Impact. The water for the grass on the Island on West Piping Rock Road will be shut off to allow the Bermuda grass to die off. The grass will be removed and Kuropia, a substitute ground cover requiring 50% less water, will be planted in the Fall. This project is an experiment to see if it is a viable option for other Hillcrest green spaces. Volunteers will water the Palm tree to assure its continued health. Kuropia has been successfully used as a substitute ground cover in various commercial & residential venues in the Valley. Those who visit the Beautiful Japanese Friendship Gardens can see Kuropia thriving in an urban setting. In addition, the Chair of the Landscaping Committee has successfully incorporated Kuropia as a water conserving alternative to Bermuda grass in her back yard area.

Block Watch Nancy Kroening

BLOCK WATCH!!

August 2025

Dear Hillcrest Improvement Association Homeowners,

I hope that you are having a great summer despite sometimes challenging temperatures. Our pool is a welcomed asset, and, as always, thanks go to Dave Hendrickson & others who help keep it so nice.

I look forward to scheduling the October meeting of our Block Watch volunteers, but in the meantime, I am interested in any safety and security issues that may have occurred to you over the summer. We are all interested in living in a safety-conscious community. This is a reminder about closing garage doors. I have noticed that it is happening! Great! It also helps insulate homes from the heat. And I am encouraging everyone to provide personal emergency information to a trusted friend or neighbor. If that person is a neighbor on either

side of your home, even better! We never know when the contact information will be needed.

Best of all is getting to know the new people in the neighborhood and the people on our street. More of that will happen when the temperatures drop. We are so lucky to have a great community of very interesting and talented people! Sandy Matchette, our Social Chair Extraordinaire, has a lineup of events for 2025-2026 (including an arts festival). This might be a time to get out those paint brushes and start creating.

Please text me, (Nancy Kroening, 602-705-1394), about any new safety concerns or if you have questions. My email is: frostynewkirk41@gmail.com

Thank you!

Nancy Kroening, Block Watch Captain