



**DRAFT COPY**  
**HILLCREST IMPROVEMENT ASSOCIATION**  
**Organizational Meeting Minutes**  
**13284 N. Medinan Drive**  
**South Park Pavilion**  
**Phoenix, AZ 85022**  
**February 28, 2026**

**President Randy Parker called the meeting to order at 9:30 a.m.**

**Board of Directors Present:** President, Randy Parker; VP/Architecture/Landscape Chair, Ted Gates; Treasurer, Cheri Gries; Secretary, Sandy Kaye; Membership, Colleen Donimari; Infrastructure Chair, Dave Hendrickson; Outreach Chair, Dick Krause

**Board of Directors Absent:** Sandy Matchette, Hospitality Chair

**A Quorum was established**

**Community Members Present** (representing 12% of the community, with the Board 17%): Nancy Krause, Kenny Roynestad, Elizabeth d’Huart, Vicki Greenfield, Cate Gates, Becky Parker, Mark and Kathy Hellan, Mike Yore, Susie Brown, Mike Farrell, Rob Harman, Nancy Kroenig

**A discussion followed on various topics.**

Sandy Kaye led off with a short history of past meetings and how we now conduct meetings that do not exactly follow Robert’s Rules of Orders but work for us. The group agreed to keep the procedure of having community discussion at the beginning of the meetings for topics not on the agenda but also letting community members speak when agenda items are being discussed, after the Board has spoken first, even if a motion has not been made.

Sandy Kaye mentioned the value of listening to the Mulcahy Law Firm broadcasts. Others mentioned the value of the Cheat Sheets found on their website. Sandy will send out an email about this.

She also said it is good to review the CC&R’s, the 2026 Budget and Long Term Asset Study. Ted Gates suggested uploading the CC&R’s to an AI app to have a “conversation” about what is contained within the document.

Sandy requested the Board send in their monthly reports to her and the other Directors the day before or morning of the Monthly Board Meeting.

Sandy related that Steve Larson had mentioned the Board picking 5 goals to achieve this coming year and perhaps the Board would like to do this. Ted mentioned that this could be opened to the members for their thoughts as well.

It was mentioned that it would be a good idea to separate short term v. long term expenses using the Long Term Asset study has a guide to accomplish this.

Next month's agenda could include the topics of a Code of Ethics for the Board Members, island lighting, patio furniture, 5 goals, Treasurer replacement, Block Watch, Outreach activity for new residents.

Where to hold the March meeting was discussed, Pool Pavilion or Zoom. After finding out that Ted Gates will be out of town, we decided to Zoom. Internet connection at the Pool is the drawback for doing a combination.

Nancy Kroening brought up the Block Watch meeting held on February 26<sup>th</sup>. It will be further discussed March 10<sup>th</sup>.

Randy asked about reporting the new Board of Directors to the AZ Corporate Commission. Cheri said she will handle that once she gets the information needed to complete.

The question was asked how the Directors felt about discussing community business in places other than meetings. Mike Yore said he used to ride his bike around and talk with the neighbors. He said it was invaluable to understand issues in the community.

There was a short discussion on handling anonymous letters. No one spoke of a definitive policy. The Board will likely review this in the future. Secretary's note: After the meeting, Dave Hendrickson located the following from our Guidelines, dated 10-3-2023:

#### *HOMEOWNER COMPLAINTS*

*Homeowners and Residents are expected to familiarize themselves with the Association's Governing Documents and to exercise care and restraint to assure that their activities do not violate the rights of their neighbors. Homeowners and Residents who are disturbed by a neighbor's action or inaction are urged as a first step to talk with the party involved. If no resolution to the problem is achieved at the informal level, then the Homeowner or Resident may write a letter of complaint to the Board. All complaints must be in writing and signed. The letter should cite the rule or regulation being violated, and summarize the problem, noting all prior action taken. The Board will investigate and take action if appropriate. The Board will not act on anonymous notifications.*

Dick Krause talked of defining his Outreach position as a welcoming committee. He said he and Nancy would like to call on new residents and bring them information and small gifts on behalf of the HIA. The idea of bringing hard copy of the CC&R's, as well as other documents like a calendar, condensed rules, was discussed. Printing is expensive but Sandy Kaye said she could print out what was required with HIA purchased ink and paper rather than have it done at a store. This will be furthered refined. Dick remarked that our well-run HOA adds value to our homes and makes them easier to sell.

A suggestion of adding photos to our phone directory was made.

Mike Yore gave a brief review of the Long Term Asset (LTA) Study and why it is important. Mike said we are at 68% funded which is a good place to be.

Mike Farrell said percentage funded will vary as to what purchases/repairs are made but the LTA Study will keep us on track. We are in a better place now that we have the Study and a separate Reserve Account. It enables us to review and make judgement calls as to whether a repair/action is needed immediately or can be postponed. He used the streets as an example; the repairs likely can be postponed a few years. The Cash Flow model from the LSA Study assists in making critical decisions. It also aids in making the assessment issued today the same as the person who moves here in 15 years, with adjustments for inflation.

Karen Yore is responsible for our website, [hillcrestia.org](http://hillcrestia.org). It was suggested we put the LTA Study on the website.

The meeting was adjourned at 10:40 a.m.

Next meeting: March 10, 2026

Respectfully submitted by Sandy Kaye

HIA Secretary