Approved Copy
Minutes of the
Hillcrest Improvement Association
Board of Directors Working Meeting
September 30, 2025- 6 p.m.
(Zoom)

Board Members Present:

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

Absent: Treasurer, Cheri Gries;

Joining from the Community: Ellen Kirschbaum, Anne Compton, Molly York, Kendra York, Vicki Greenfield, Gordon and Jayne Weagle, Micki Eccles, Nancy and Dick Krause, Brent Laizure, Kathy Christmann, Elizabeth d'Huart, Colleen Donimari, Rob Harman

President, Steve Larson, Notes

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.

We have four items on our Agenda this evening.

Cheri Gries, Treasurer, is seeking volunteers to help with the 2026 Budget. If are interested in helping, please send an email to hillcrestia@gmail.com.

Member Forum, Call to Public: Nothing this evening

Agenda Item – Legal questions for Mulcahy

Steve announced that the Board needs clarification on language in the HIA CC&R's, in particular but not only, Article 5, Section 1; Article 6, Section 6; and Article 4, Section 4, concerning nuisances. Should we engage Mulcahy Law Firm for guidance? Steve also posed the question that perhaps the CC&R's should be reviewed at regular time intervals like we plan to do with our

Long Term Asset Study to make sure both documents are up to date with current laws and practices.

Board members, Dave Hendrickson, Judith Levin, Jeremy Grimm, agreed with Steve that contacting Mulcahy was a good idea. Mike Yore agreed and wanted to make sure the questions would include personal backyard pickleball courts.

Ellen Kirschbaum thought a legal consultation was a good idea and suggested we have structured questions for the law firm. She said it was important to use time efficiently as attorneys bill for time spent and are expensive.

Jayne Weagle, a former HIA Secretary, questioned whether we were seeking a revision to the CC&R's or seeking an opinion on our existing rules. There is concern about building materials that were covered in previous CC&R's. We will start with some detailed, specific questions and scenarios as to how our CC&R's cover them and then move forward. If changes are recommended, we will look to change the CC&R's. That is an involved and expensive project that needs the approval of the membership.

Gordon Weagle said initially there could only be a single building on the lots when Hillcrest was first built. He wanted to make sure our CC&R's support what we want in the community.

Molly York and Kendra York spoke to asking specific questions on setbacks,
wall construction, etc.

We are hoping the finished report for architectural guidelines being drafted by Ted Gates will provide a good basis for what is acceptable and will be a companion to the CC&R's.

Steve made the following motion: **Motion: I move to allow the Hillcrest Improvement Association president to contact Mulcahy Law Firm with questions related to the Hillcrest Improvement Association CC&Rs including, but not limited to, Articles IV, V, VI.**

It passed unanimously.

Long Term Asset Study Changes

Mike Yore said he will get the changes to Tom Thompson of Advanced Resource Solutions, Inc. (ARS) for the final version. We have one revision before 10/23 that is free. He will include the changes discussed at our last meeting. The amount of the Reserve Fund will be changed from $217,000 to $290,000. The kitchen expense in the study was questioned. Sandy Matchette stated that both refrigerators in the kitchen and bar areas are 30 years old. It was said that there is a line item in the Operating Budget that addresses that. Remodeling the bar and kitchen are not part of the long term study.

Mike also mentioned getting data on one spreadsheet page as Gordon has requested.

Dave mentioned two items: an additional salt cell for the pool and re-plumbing piping to increase aerating pressure. After discussion, (Secretary's note: the discussion included a timeframe of

5,000 hours life for a salt cell. It is actually 5 years) it was decided to budget $4400 for re-plumbing ($800) and ($1800 x 2 = $3600) for 2 salt cells in 2026 from Operating Expenses.

The replacement lighting for the islands will be around $25,000. We will pay for installation rather than try to get volunteers to do the intensive labor. It was decided that installing all lights at once was preferrable to doing the project in stages. Mike will submit this cost to Tom (ARS).

Overseeding

Judith Levin stated that the Landscape Committee had decided against overseeding in keeping with their efforts to save water. The money will be spent on replacement plants to add green and color to our landscaping. She said the “Kurapia Project” is a prime directive of keeping green but using less water. Several residents voiced a desire to have the overseeding, stating the beauty and uniqueness of our community and enjoyment of walkers, dogs and grandchildren in the cooler winter months. It was asked if turf or artificial grass was an option. Dave told us that it was investigated 2 years ago and was cost prohibitive with quotes of $85,000 for the islands alone. It was asked if just seeding the north park was considered. It was not.

Sandy Kaye made a motion to overseed just the north park. There was more discussion. A vote was taken. Those in favor: one. Those opposed: six. **The motion did not pass.**

Pool Pavilion Furniture

Sandy Matchette and Sandy Kaye will research what furniture possibilities are out there, to include ease of access in and out of chairs. Dave requested no fabric furniture because it doesn’t last more than a couple of years. A polyresin material would be better. It was agreed that is what they would look at and report in October.

Next Meeting: October 14, 2025

Motion to Adjourn: Sandy Matchette made a motion to adjourn at 6:59 p.m.
It passed unanimously.