



**Hillcrest Bay, Inc. Homeowners Association
Board of Directors Regular Session Meeting Minutes
Wednesday July 20th, 2022 at 5:30 P.M.
Location: 880 Crystal View**

Call Meeting to Order: 5:30 P.M.

Board Members Present:

Todd Jasper – President
Mindy Donahue – Vice President
Julie Jasper – Secretary
Stephanie Mansell – Treasurer
Bill Horn – Director
Bill Wright – Director

Board Members Not Present:

David Pulliam – Director

Management Present:

Amy Telnes

Homeowners Forum - Homeowners have 3 minutes to speak: None

GENERAL BUSINESS:

Secretary's Report:

- 1) May 25th, 2022 Minutes
Action: Julie Jasper made a motion to approve the Minutes as written. Bill Horn seconded. Vote 6-0.
- 2) 2022 Remaining Board Meeting Schedule
The Board reviewed the 2022 Meeting Schedule to confirm the required amount of Meetings will be met in 2022. 9 Meetings will be held.

Treasurer's Report

- 1) May 2022 Financial Statements
- 2) June 2022 Year End Financial Statements
Action: Stephanie Mansell made a motion to approve the May & June Financial Statements as presented. Mindy Donahue seconded. Vote 6-0.
- 3) The 2022-2023 Budget was reviewed. After the proposed projects are discussed, the final budget numbers will be plugged in.
- 4) Delinquency Report: Everyone has paid for the past fiscal year ending 6/30/2022. We just collected on 2 lots past due in probate. One owner on a payment plan has not paid since March. The file was turned back over to the Attorney.

Property Transfers: 791 Linger

COMMITTEE REPORTS:

Architectural Committee: Nothing to report

Landscaping Committee: Nothing to report

Lot Violations: A general discussion took place. Owners are having a hard time getting contractors to help right now. The Board will continue to work with owners trying to cure their violations. An owner requested the Board look at a palm tree in need of trimming in front of his home because he believed it was not on his property. It was determined that everything planted or placed in a front yard between the home and the street is the owner's responsibility. In this case the owner does have the tree scheduled to be trimmed soon.

UNFINISHED BUSINESS:

- 1) Hillcrest Water / Hydrants: There is no new information to share from the water company. The water company wants owners with hydrants on their property to sign a waiver. Julie Jasper expressed concerns that we don't even have a bid for the hydrants to be able to give the home owners information. The HOA Attorney has prepared the waivers. It was discussed the water company is putting the cart before the horse to notify owners of hydrants coming when we don't know when or how much. Todd Jasper will try to get a hold of Jeff from the water company to try again to get answers.
- 2) Internet Grant Opportunity: No new update. There is hope Allo will provide an alternative.
- 3) Street Sweeping Options: Contracting with a sweeper company or purchasing equipment was discussed. After it cools down, the Board would like to contract with a sweeping company for one service after the monsoon season.
- 4) Water Testing: Bill and Cathie Wright had the community water tested. Answers were not yet provided from the lab that performed the test. Cathie is working on getting the answers. The HOA Manager Amy Telnes will call ADEQ and see if the latest Consumer Confidence Report from Hillcrest Water has been completed.

NEW BUSINESS:

Board Election & Annual Meeting Planning: The Annual Meeting will be held at the Springs on September 24th, 2022 at 10:00 A.M. Terms expire for Bill Wright, Stephanie Mansell, and David Pulliam. There are 3 open seats.

Bill Wright provided a bid for a tiered wall principle in the entrance. The contractors estimate is \$150,000 - \$175,000 which does not include the backfill. Contractor will visit the community and provide a firm bid as soon as possible. It will require a vote from the owners to pass a special assessment or to spend that amount from the reserves. A combination of a special assessment and payment from the reserve account was discussed. If there is a special assessment vote sent out it is expected to be \$300 - \$650 per lot.

Julie Jasper summarized plugging in the final budget numbers:

- 1) Move sweeping to operating and budget \$1,500 to contract with a street sweeping company
- 2) Allocate \$12,500 for landscaping projects
- 3) Allocate \$200,000 for walls
- 4) Allocate \$20,000 for hydrants.

We do not have to spend all of the proposed money for the capital projects, but now we have something to work with as information is gained and bids are obtained.

NEXT REGULAR BOARD MEETING DATE: October 19th, 2022 at 5:30 P.M.

Adjournment: 7:00 P.M.