



Hillcrest Bay, Inc. Homeowners Association
Board of Directors Regular Session Meeting Minutes
Wednesday January 17th, 2024 at 5:30 P.M.
Location: 880 Crystal View

Call to Order: 5:30 P.M.

Board Members Present:

Todd Jasper – President
Mindy Donahue – Vice President
Julie Jasper – Secretary
Keith Kilpatrick - Director
Dan Frederiksen – Director

Board Members Not Present:

Bill Wright – Director
Stephanie Mansell – Treasurer

Management Present:

Amy Telnes

Homeowners Forum: None

GENERAL BUSINESS:

- Secretary's Report:
 - 1) Review the 2023 Draft Annual Meeting Minutes for Distribution Only
(2023 Draft Annual Meeting Minutes will be Approved by the Owners at the 2024 Annual Meeting)
Tabled – Manager still working on condensing all the discussion notes.
 - 2) Review & Approve the October 18th, 2023 Board Meeting Minutes.
Action: Julie Jasper made a motion to approve the Minutes. Keith Kilpatrick seconded. seconded. Vote 5-0.
 - 3) Review & Ratify the Emergency December 13th, 2023 Board Meeting regarding the CD
The Board explained that there was an emergency meeting held because the CD at Foothills Bank was maturing and a decision needed to be made whether or not to roll it over. Interest earned at the maturity date was \$5511.23. New interest rate is 4.45%
Action: Julie Jasper made a motion to ratify the emergency meeting minutes. Dan Frederickson seconded. Vote 5-0.
- Treasurer's Report
 - 1) October & November 2023 Financial Statements.
Action: Todd Jasper made a motion to approve the Financial Statements as presented. Julie Jasper seconded. Vote 5-0.

- 2) Delinquency Report: One owner still has not paid. Property is in escrow and the HOA will be paid at the close of escrow.
- 3) Property Transfers: None

COMMITTEE REPORTS:

UNFINISHED BUSINESS:

- 1) Entrance & Common Area Improvement Projects
All lights are completed. Looks finished and looks good. GSI came out and walked the whole front and used a drone and made a 3D map. Recommended that we need a survey. There are drains behind homes that may be on the homeowner's lot. Recommended to get them cleaned out and make a concrete pit with a grate and catch basin. Culvert is mis-aligned. Needs to be aligned and sleeved. Will have to be dug up. Suggested soil nails and netting. Suggested gray shot crete that will cost approx. \$300,000.00. Dan Frederickson reported the reason for slides is water. We are a low risk for rock slides due to nature of the soil and the weather. On the other side – the large hill - the most cost effective is to raise the block 3 or 4 courses so we can and level out that dirt. Mabe put some poles with fence netting. The block is \$600 to \$650 per pallet. No red block is made anymore. It would have to be brown. We are working on the labor costs.
Action: Todd Jasper made a motion to purchase stack block for left side of front & paint. Keith seconded. Vote 5-0.
- 2) Entrance Gate & Security
Entrance gates were discussed and there were concerns of practicality of the matter. This has been thoroughly looked at before several times over the years. People can make an investment for security and cameras on their lots.
- 3) Hydrants/Standpipes
Dan Frederiksons letter to AZ Corporation Commission prompted Todd to get a call from Jeff with Hillcrest Water Co. and nice conversations occurred. Jeff consulted with Roy about solutions that will work. HOA is in the position to get the digging and labor done within our budget. Total Bid for 8 hydrants 7 new and 1 existing \$36,800. The dig is \$10,000. We found someone for \$150 per hour for a 2 day job. We would have to fix the street. Does not include shut off valves. Water Co intends to replace shut off with their budget. We were informed the water company is working on a grant for the 2nd tank. We were informed the water company is in court with a petition for a rate increase. They want to increase the minimum rate, not the actual use rate. The water company reported there are not enough people living here using water to cover the costs. We need to send a ballot out to the Owners for the expenditure in excess of \$20,000 for the hydrant/standpipes.
Action: Todd Jasper made a motion to move forward and send the expenditure vote out to the owners. Keith Kilpatrick second. Vote 5-0.
- 4) By-Law Revisions: The Attorney prepared the amendment. It needs to be signed, notarized, and recorded. Todd Jasper will take care of.

NEW BUSINESS:

- Open Items
APS is putting in new poles. The old poles are being left if another utility is using it.

NEXT REGULAR BOARD MEETING DATE & Location: Wednesday April 17, 2024
at 5:30 P.M. at 919 Linger

Adjournment: 6:43 P.M.