



Hillcrest Bay, Inc. Homeowners Association
Board of Directors Regular Session Meeting Minutes
Wednesday January 18th, 2023 at 5:30 P.M.
Location: 880 Crystal View

Call Meeting to Order: 5:38 P.M.

Board Members Present:

Todd Jasper – President
Mindy Donahue – Vice President
Julie Jasper – Secretary
Keith Kilpatrick - Director
Bill Wright – Director
Bill Horn – Director

Board Members Not Present:

Stephanie Mansell – Treasurer

Management Present:

Amy Telnes

Homeowners Forum - Homeowners have 3 minutes to speak.

An owner asked how to go about changing the rules to control too many boats being parked on a lot. He has concerns about a commercial business starting up. The Board responded that there are already rules in place to prevent that. The owner inquired about the website costs. The Board responded that our website is a great source of information used by many. The Treasurer has kept the costs to a minimum.

GENERAL BUSINESS:

- Secretary's Report:
 - 1) October 19th, 2022 Minutes
Action: Julie Jasper made a motion to approve the Minutes as written. Bill Wright seconded. Vote 6-0.
 - 2) November 16th, 2022 Minutes
Action: Julie Jasper made a motion to approve the Minutes as written. Mindy Donahue seconded. Vote 6-0.

- Treasurer's Report
 - 1) In the Treasurer's absence due to illness, Amy Telnes, the Association Manager provided a brief summary and distributed the November and December Financial Statements.
 - 2) A Delinquency Report was reviewed by Board. There is only 1 Lot that did not pay and 1 Lot that only paid half. The 30 Day Final Demand Statements spawned all the other delinquent owners to pay. A lot of delinquencies were collected in the past month. The

Board instructed the Manager to send the 1 delinquency to the Attorney and send 1 final reminder to the owner who only paid ½ of the assessment.

3) Property Transfers: 2860 Manor View Drive & 821 Swan Drive & 827 Swan Drive

COMMITTEE REPORTS:

- Architectural Committee: Nothing to report
- Landscaping Committee / Common Area Improvements
 - 1) The Board met tonight in the entrance to look at what is being recommended by Bill Wright and KW Construction. Todd Jasper has a meeting with Mike Davis to discuss alternate entrance improvement options. The bid from KW Construction was reviewed and discussed. Keith Kilpatrick believes the bid is too vague. The next phase is \$8500. The consensus was a special assessment will not pass to do the work. Todd Jasper expressed concern that paying the \$8500 before knowing if a special assessment can pass could be a waste of money. Mindy Donahue is concerned that we keep talking about improvements in the entrance and nothing is getting done. Bill Wright is concerned about liability for not taking care of erosion issues in the entrance. Keith Kilpatrick would like to know who owns the property of the proposed improvements. A survey is needed to know for sure where the owner property lines meet the common area property. It was discussed that contractors are slowing down and more may be interested in bidding the project.
- Lot Violations: Todd Jasper and Hunter Telnes made violation inspection rounds last week. A lot of the violations were taken care of. A few new ones were sent notices.

UNFINISHED BUSINESS:

Dumpster Fence Repairs: Insurance payment for the damage has been received. Armor Fence should begin the work any day now.

NEW BUSINESS: None

NEXT REGULAR BOARD MEETING DATE: February 15th, 2023 at 5:30 P.M.

Adjournment: 6:55 P.M.