



**Hillcrest Bay, Inc. Homeowners Association  
Board of Directors Regular Session Meeting Minutes  
Wednesday October 19<sup>th</sup>, 2022  
Location: 880 Crystal View**

Call Meeting to Order: 5:00 P.M.

**Board Members Present:**

Todd Jasper – President  
Mindy Donahue – Vice President  
Julie Jasper – Secretary  
Stephanie Mansell – Treasurer  
Keith Kilpatrick - Director  
Bill Wright – Director

**Board Members Not Present:**

Bill Horn – Director

**Management Present:**

Amy Telnes

**GUEST SPEAKER:** Ottie Hicks from Northwest Fiber Optic

Ottie Hicks owns Northwest Fiber Optics which is a small ISP company from Washington State. He looks for communities like Hillcrest Bay that struggles to get satisfactory telephone and internet services. He can provide fiber optics to each home dropped from the telephone poles. He starts out with 1000 MB per home. Connection costs will be \$500-\$700 per home and approx. \$130 per month per home. There are no data caps. He will require at least 50% of the homes to sign up and there is a 3-5 year commitment. If the Board decides this is a good option they will poll the owners to determine interest. Ottie will provide an introductory narrative with all the details. An exact cost will be quoted once we know what the interest level is.

**Homeowners Forum** - Homeowners have 3 minutes to speak:

An owner asked why a semi truck has resumed parking in the common area by the mail boxes. The Board replied that as long as the semi truck is not parked there more than 72 hours it can be there.

**GENERAL BUSINESS:**

Secretary's Report:

- 1) July 20<sup>th</sup>, 2022 Minutes

**Action: Julie Jasper made a motion to approve the Minutes as written. Stephanie Mansell seconded. Vote 5-0.**

- 2) September 24<sup>th</sup>, 2022 Organizational Meeting Minutes & Annual Meeting Minutes (for distribution only – to be approved at the 2023 Annual Meeting

**Action: Julie Jasper made a motion to approve the Minutes as written. Stephanie Mansell seconded. Vote 5-0.**

#### Treasurer's Report

- 1) July 2022 Financial Statements  
**Action Stephanie Mansell made a motion to approve the financial statements as presented. Mindy Donahue seconded. Vote 5-0.**
- 2) August 2022 Financial Statements  
**Action Stephanie Mansell made a motion to approve the financial statements as presented. Mindy Donahue seconded. Vote 5-0.**
- 3) September 2022 Financial Statements  
**Action Stephanie Mansell made a motion to approve the financial statements as presented. Mindy Donahue seconded. Vote 5-0.**
- 4) Delinquencies: 30 day final demand letters sent on all delinquencies.

Property Transfers: None

#### **COMMITTEE REPORTS:**

Architectural Committee: Nothing to report

Landscaping Committee: Todd Jasper reported the hardscape by the mailboxes will be starting soon. Waiting on block that is hard to get right now.

#### **UNFINISHED BUSINESS:**

- 1) Street Sweeping: Havasu Sweeping has been hired to do a one time sweep of the roads. The cost will be \$1700.00. The work will be scheduled next month before Thanksgiving. Notice will be sent out by email to owners and Board Members spread the word to residents.

#### **NEW BUSINESS:**

- 2) Entrance Property Survey: Bill Wright reported the geo guy has scoped the project out. He walked the property with a device that measured the area.
- 3) Dumpster Fence Repairs: Todd Jasper reported the main pole leading into the dumpster area is bent. At this date we are unsure if from the storm or damaged by someone. Quality Fence previously strengthened reinforced poles, but now they are not returning our calls. We've reached out Armor Fence. Armor Fence doesn't want to repair what Quality Fence did. Armor sent bid for brand new fence which is \$4800.00 Julie Jasper is checking into insurance coverage and making a claim. We have a \$1000.00 deductible.
- 4) An owner asked what to do about tall trees in neighbor's yards. A complaint form can be filled out for trees over 25 feet tall and returned to the Manager. A notice will then be sent out.

**NEXT REGULAR BOARD MEETING DATE:** November 16<sup>th</sup>, 2022 at 5:30 P.M.

**ADJOURNMENT:** 6:30 P.M.