



**Hillcrest Bay, Inc. Homeowners Association
Board of Directors Regular Session Meeting Minutes
Wednesday November 16th, 2022
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
Keith Kilpatrick – Director

Board Members Not Present:

Bill Horn – Director
Bill Wright – Director

Management Present:

Hunter Telnes

Homeowners Forum – Homeowners have 3 minutes to speak:

An Owner asked questions regarding the financials and the difference between the budget versus actual costs. The Board reviewed the financial statements with those present.

An Owner asked about the frequency of Lot inspections from management. Management completes on-site inspections of the community twice a month at the minimum.

An Owner asked if AirBnB rentals were allowed. They are allowed.

GENERAL BUSINESS:

Secretary's Report: October Minutes not yet complete.

Treasurer's Report:

1) October 2022 Financial Statements:

Action: Stephanie Mansell made a motion to approve the Financials as presented. Julie Jasper seconded. Vote 5-0.

2) Delinquency Report: A delinquency report for non-payment of dues was reviewed by the Board of Directors. Management has followed up with Owner's of delinquent accounts via U.S. and Certified Mailing.

Property Transfers: None

COMMITTEE REPORTS:

- 1) Architectural Committee: Nothing to Report
- 2) Landscaping Committee: Improvements in the entrance of the community is still in progress.
- 3) Lot Violations: Todd Jasper from the Board and Hunter Telnes from Management will follow up upon existing Lot violations in the following weeks.

UNFINISHED BUSINESS:

- 1) Internet Updates: The Board of Directors will not follow up with Northwest Fiber due to dissatisfaction with the product and customer service.
- 2) The street sweeping has been completed and the Board of Directors is satisfied with the job. A large amount of time that was spent here by the contractor.
- 3) The claim to repair the dumpster fence has been accepted for replacement by the Association's insurance. Replacement of the fence will follow.

NEW BUSINESS: None

NEXT REGULAR BOARD MEETING DATE: January 18th, 2023
There will be no December meeting.

ADJOURNMENT: 6:30 P.M.