



**Hillcrest Bay, Inc. Homeowners Association  
Board of Directors Regular Session Meeting Minutes  
Saturday October 17<sup>th</sup>, 2020 at 9:00 A.M.  
Location: 812 Crystal Drive  
**Draft – Subject to Board Approval****

The Hillcrest Bay, Inc Homeowners Association Meeting was held on Saturday, October 17<sup>th</sup>, 2020. The Board Meeting was called to order at 9:00 A.M. by the President Carl Cotton. The Board Meeting was held at 812 Crystal View Drive.

**Board Members Present:**

Carl Cotton – President  
Mindy Donahue – Vice President  
Stephanie Mansell – Secretary/Treasurer  
David Pullium– Director at Large

**Board Members on the Phone:**

Mari Brenner – Director at Large/Landscape Maintenance  
Bill Horn – Director at Large  
Tony Elias-Calles – Director at Large (phone connection was lost during meeting)

**Management Present:**

Amy Telnes

The President Carl Cotton reported there had been a fire in the Community and some of what was reported is not true. The fire department's hook up to the hydrants was not sufficient. The fire department has now changed the hook up so now they can hook up with no problem in the future. The dumpster gate has been repaired. The contractor we hired took longer than we would have liked. Carl wanted to fix himself but was unable to because he could not get the parts.

**GENERAL BUSINESS:**

Secretary's Report

The Board tabled the approval of the minutes from:

- Regular Session Minutes from August 15<sup>th</sup>, 2020
- September 19<sup>th</sup>, 2020 Annual Meeting Minutes

Treasurer's Report

The Board reviewed the July, August, & September Financial Statements. The President Carl Cotton stated he does not agree with how the Board Member credit is set up. This needs to be looked at and done according to the CC&R's.

**Action: Carl Cotton made a motion to approve the July, August, & September Financial Statements as presented. Stephanie Mansell seconded. Vote 7-0.**

The Board reported that Joe Troya and Michele Ayers had resigned from the Board. Roy Hokerson and Julie Jasper volunteered to fill the vacant seats.

**Action: David Pullium made a motion to accept the resignations of Joe Troya and Michele Ayers and appoint Roy Hokerson and Julie Jasper to fill the vacant seats. Mindy Donahue seconded. Vote 6-0.**

Since Michele Ayers was the Treasurer, Stephanie Mansell volunteered to accept the Treasurer duties and serve as the Secretary and Treasurer. Since Joe Troya was the Architectural Committee Chairman, Roy Hokerson volunteered to be the chairman.

**Action: Carl Cotton made a motion to appoint Stephanie Mansell as Secretary/Treasurer and Roy Hokerson as the Architectural Committee Chairman. Julie Jasper seconded. Vote 8-0.**

Consistency in charging Architectural Committee fees and deposits will was discussed. Condense the multiple forms to 1 page was discussed.

**Action: Carl Cotton made a motion to set the Architectural Deposit at \$1000 or 10% of the project, whichever is less and set the review fee for all submittals at \$250. David Pullium seconded. Vote 8-0.**

## COMMITTEE REPORTS

Streets:

- Street Dedication Survey: The Ballot to pay for a survey to aid in the street dedication passed, but the Board is holding off on the \$20,000 expenditure until grants are researched.
- Street Funding Survey: Tony Elias Calles lost phone connection so there was no street funding survey report.

Architectural Committee:

**Action: Carl Cotton made a motion to appointed David Pullium, Roy Hokerson, and Carl Cotton to the Architectural Committee. Stephanie Mansell seconded. Vote 8-0.**

Landscaping Committee

Mari Brenner reported the removal of the dead plants in the entrance is done. She would like to add big boulders – looking for volunteers. She is keeping the palms alive. They are growing. She will provide a budget to add some plants.

## UNFINISHED BUSINESS

A Demographics Survey has been emailed to all the owners we have email addresses for. We need 70% of the owner sot respond. Ricky Bullard provided insight and recommendations on going forward with applying for grants. A central point for communication and expenditures is needed.

**Action: Carl Cotton made a motion to appoint Ray Hokerson as the lead and point person with the efforts on applying for grants. Mindy Donahue seconded. Vote 8-0.**

## **NEW BUSINESS**

Carl Cotton would like to see a community effort to clean up this neighborhood when the roll off dumpster is delivered at Thanksgiving. He would like a street captain to create sections in the community to make sure all the trash gets taken care of and people that need help get it. It must be bagged trash only. No large stuff such as appliances or furniture. The dumpster will be here November 23<sup>rd</sup> through November 28<sup>th</sup>. There will be a work party of volunteers and Stephanie Mansell and Julie Jasper will send out a flyer to get volunteers. Lunch will be at 880 Crystal View afterward. Trash concerns by those in attendance were heard and adding locks on the dumpsters and increasing the pick days was discussed.

The next Board Meeting will be held on November 21<sup>st</sup>, 2020 at 9:00 A.M. at 825 Noble View.

With no further business, the Board Meeting was adjourned at 11:00 A.M.