

**Hillcrest Bay, Inc. Homeowners Association  
Board of Directors  
Regular Session Meeting Minutes  
January 18<sup>th</sup>, 2020**

The Hillcrest Bay, Inc Homeowners Association Meeting was held on Saturday, January 18<sup>th</sup>, 2020. The Board Meeting was called to order at 9:00 A.M. at 794 Linger Drive, Parker, AZ 85344.

**Board Members Present:**

Carl Cotton – Vice President  
Grace Babcock – Secretary  
Michele Ayers – Treasurer  
Bill Horn – Architectural Review  
Joe Troya – Director at Large/Architectural Review  
Mari Brenner – Director at Large/Landscape Maintenance  
Tony Elias Calles – Director at Large/Streets  
Mindy Donahue – Director at Large

**Board Members Absent:**

Dennis Ingram – President

**Management Present:**

Amy Telnes – Manager  
Hunter Telnes – Assistant Manager

**Secretary's Report**

The Board reviewed the November 16<sup>th</sup>, 2019 Regular Session Meeting Minutes.

**Action:** Upon motion duly made and seconded, the Board unanimously ratified the November 16<sup>th</sup>, 2020 Regular Session Meeting Minutes.

**Guest Speakers**

Joey & Jude is from National Wildlife Refuge provided a presentation. They manage 6000 acres of protected land that Hillcrest Bay is right in the middle of. Flyers and pamphlets were distributed. They need volunteers for tours and the visitor center needs to be staffed. In the Summertime there is light maintenance needs. They have several upcoming restoration projects such as planting trees. They are planning on putting in trails. The Board gave permission to post in community bulletin board.

**Treasurers Report**

The Board reviewed the November 2019 Financial Statements.

**Action:** Upon motion duly made and seconded, the Board unanimously approved the November 2019 Financial Statements.

**Architectural Requests**

Lot 252 was approved for a small deck.

Lot 46 & 47 is a new home and garage – no street patch yet. Architectural Committee will write a letter regarding street patch.

Lot 116 a – The Architectural Committee will provide the Manager with information to write letter because dirt is spilling into neighboring lot.

Lot 148 - The Architectural Committee is in communication with the owner but has not received latest set of drawings. Work has not started.

Lot 248 – Solar panels complete and deposit will be returned.

Lot 235 – Retaining wall and Grading was approved.

### **Governing Committee**

The voting packages were reviewed. The Committee requested to mail the packages. Fractional vote issue corrected. The Committee will put together something for the fractional vote owners. The Board Members agreed to move forward with on mailing. A new banner was approved.

### **Landscaping Committee**

The Committee has shoveled rock out of the road and pulled weeds. Flowers will be put in by the sign. The Committee is concerned about the right side entrance dirt and rock ledge and will look into what our options are on this.

### **Slurry & Street Project Committee**

Streets are deteriorating. Two holes on the bottom. Patches poorly done. Estimates to replace the streets is \$1.3M to \$1.5M. We need to remove soil (sandy & rocky) 265,000 sf. Then roll it to get compaction. Then install 4” of asphalt. It then must be maintained, so a maintenance plan will be needed funded. To begin we need to spend \$40,000 & \$60,000 for a civil engineer to produce a set of plans, the cost of which would have to be voted on by the owners. This will be added to the agenda for the Annual Meeting. An owner in attendance recommended looking into available grants to help pay for this. Joe Troya asked what are the action steps on this because there is a lot of discussion and zero action. The Manager Amy Telnes reported that Mutual of Omaha has special programs and will loan money to HOA’s secured with the right to future dues. Recent loans she has been involved with had a \$500 processing fee, 3.8% interest, and up to a 10 year term. Tony Elias Calles will forward the bids to Amy Telnes so she has a total to see if this project could qualify. Tony will take care of the patches and try to coordinate with other asphalt work going on in the Community.

### **Unfinished Business**

Grace Babcock reported that she had received bids from surveyors that range from \$6,000 to \$22,000 which is the next step in obtaining title for the streets. Carl Cotton will review and compare all the quotes and get back to the Board. The survey will establish the boundaries of the street. Possible encroachment issues will have to be dealt with if and when they are found.

Michele Ayer asked to put a boarder around the bulletin board on the Records Storage Shed. window.

**Action:** Upon motion duly made and seconded the Board unanimously approved the request.

Mindy Donahue volunteered to help will be a bulletin board posting

The Board reviewed 2 bids to repair the chain link fence around the dumpster area. Armor Fence and Masonry’s bid was \$1857.27. Laramore Quality Restoration’s bid was \$2100.00.

**Action:** Upon motion duly made and seconded, the bid from Armor Fence and Masonry for \$1857.27 was unanimously approved.

The next Board Meeting will be February 15<sup>th</sup>, 2020 at 9:00 A.M. Location to be announced.

With no further business, upon motion duly made and seconded, the Board voted to unanimously adjourn the meeting.