



**HILLCREST BAY, INC. HOMEOWNER ASSOCIATION
ANNUAL MEMBERSHIP MEETING MINUTES
SEPTEMBER 19, 2020 at 9:00 AM
LOCATION: HAVASU SPRINGS RESORT OASIS ROOM
Draft – Subject to Approval**

- I. Registration began at 8:45 am
- II. Carl Cotton, as Vice President, called the Annual Meeting to order at 9:00 A.M. Carl stated he will be available by telephone at 928-257-0207 or email at seaecotton@yahoo.com for owners to contact him directly. Carl lives in the Community at 825 Noble View.
- III. Quorum was verified with the receipt of Absentee Ballots and those present.
- IV. Judy Hoffman and Kathy Marchesi were appointed as the Inspectors of the Election and counted the Ballots.
- V. The Minutes from previous year's Annual Membership Meeting were reviewed.
Action: Joe Troya made a motion to approve the Minutes as written. Michelle Ayers seconded. Motion carried with unanimous approval.
- VI. Introduction of Current Board Members & Committee Reports. Board Members in attendance provided an introduction and Committee Reports.
 - a. The Treasurer, Michele Ayers provided a financial report. Trash expenses have increased with more people at their homes and remodeling due to the Pandemic. We added a large bin to keep up with the trash. The area where the trash cans are does not belong to us. It is borrowed space from the Refuge Wildlife. We do not want the officers to see a mess and take the space back. We would like everyone to take better care of that area. Do not place anything in or along side the dumpster that does not fit in the dumpsters. If the dumpsters are full, do not overfill. There is a free dump right by the Golf Course, or you can go to the La Paz County transfer station. Carl Cotton is going to fix the broken gate.
 - b. Joe Troya, the Architectural Committee Chairman reported that he, Bill Horn, and Carl Cotton are on this Committee. The CC&R's have 5 paragraphs that deal with dwellings. We are very limited in what we can regulate.
 - c. Director at Large, Tony Elias-Calles reported he has been working on finding solutions and funding options to replace the streets. The survey sent out will help provide guidance.

- d. Director at Large, Mindy Donahue is willing to help where needed.
- e. Mariana Brenner, the Landscaping Committee Chairwoman was not in attendance. Carl Cotton reported that Mari is trying to do the best she can. Carl is helping her. A landscaping company repaired a broken water line. Bids were requested to remove the dead plants. Lights on one side so the driveway can be seen better were requested. Carl will look into solar power lights.

VII. Elected to the Board of Directors were:

Joe Troya
Tony Elias-Calles
Stephanie Mansell
David Pulliam

VIII. General Discussion

- a. 945 Linger: Requested all the dirt being dumped around the Community from new construction be removed. Dirt is being blown around. Carl Cotton will talk to those currently under construction.

811 Linger: Requested more detail on financial statements. Requested meetings be recorded. Requested 72 hour parking limit in common areas be enforced so everyone has a chance to use the area when they need to. He didn't vote for the changed CC&R's because there is no remedy if the Board screws up. Requested a master plan that addresses the priorities of the owners for life and safety issues such as the entrance. Requested a survey of demographics of the owners be taken so grants to fund projects can be researched.

951 Swan: Requested a master plan be implemented. He has provided master plan. Tony Ellias-Calles explained the special assessments vs. financing for new streets. Tony explained he is working with Mutual of Omaha on financing options.

951 Swan: Requested the Board consider phasing street work with \$45,000 per year or \$90,000 every 2 years. Reported streets don't belong to us. The streets were never transferred because the Community was never completed. The Board took ownership when the developer was sent to prison. If we adopt a master plan once the plan is in effect, we can turn around and get started on priority number 1 which would be the Entrance way. Reported there are many ways to take care of the entrance with walls, gunite, etc. He is willing to head up an entrance and master plan committee.

With no further business, at 10:25 A.M., Michele Ayers made a motion to adjourn the Annual Meeting. Tony Calles-Ellias seconded. Motion carried with unanimous approval.



**HILLCREST BAY, INC. HOMEOWNER ASSOCIATION
ORGANIZATIONAL MEETING MINUTES
SEPTEMBER 19, 2020 at 9:00 AM
LOCATION: HAVASU SPRINGS RESORT OASIS ROOM
Draft – Subject to Board Approval**

The Organizational Board Meeting was called to order at 10:35 A.M. In attendance were Board Members Carl Cotton, Michele Ayers, Joe Troya, Tony Elias-Calles, Mindy Donahue, Stephanie Mansell, David Pulliam, and the Community Association Manager Amy Telnes.

Joe Troya stated he was resigning from the Board and exited.

Assigning officer positions was discussed as to who is best suited for each position.

Action: Upon motion made and seconded, it was unanimously agreed the officer positions will be appointed as follows:

President: Carl Cotton

Vice President: Mindy Donahue

Secretary: Stephanie Mansell

Treasurer: Michele Ayers

Director at Large: David Pulliam

The Manager requested signers to the Association Bank accounts be changed after this election.

Upon motion made and seconded, it was unanimously agreed that the signers on all 3 of the Association's Bank accounts will be:

President: Carl Cotton

Secretary: Stephanie Mansell

Treasurer: Michele Ayers

The Manager Amy Telnes will be a signer on the checking account and the architectural accounts only.

The Board Meeting schedule was discussed, and it was agreed that the schedule would not change, with monthly meetings remaining the 3rd Saturday of each month at 9:00 A.M. The next Board Meeting will be held at David Pulliam's residence located at 812 Crystal View Drive.

The Manager requested direction on who to use to perform the fiscal year end tax return. Stephanie Mansell recommended Cougar Tax in Parker, and the Manager will contact them for this service.

Carl Cotton will contact Karen Bowe to obtain all keys she has to the mailbox and storage shed and give to Stephanie Mansell.

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