

HILLCREST BAY, INC HOMEOWNERS ASSOCIATION
Board of Directors
Regular Session Meeting Minutes
January 19, 2019

The Hillcrest Bay, Inc Homeowners Association meeting was held on Saturday, January 19, 2019. The President called the meeting to order at 9:06 am at 828 Crystal View Dr., Parker, AZ. 85344

Board Members Present:

Dennis Ingram - President
Shari Dage - Secretary
Grace Babcock - Treasurer
Bill Dage - Architectural/Permits
Joe Troya - Director at Large
Tony Elias Calles - Director at Large

Absent:

Bill Horn - Director at Large

HOMEOWNERS FORUM - Homeowners have 3 minutes to speak - Homeowners present were there for observation. A sign-in sheet was available.

Karen Bowe wanted to clarify the date for “clean up day” and if we were going to have the large trash bin. This would be just a clean up of the trash and weeds around entrance and it would be voluntary. It would not be necessary to have a large trash bin. Karen wants the board to clarify for the website so it’s not confusing to the membership. The board would plan it for sometime in March and April.

Dave Dewees asked if the new form for renters is available on the website. Karen said she would email Dave the form.

Roy Hokenson reported that rocks have been falling in the entrance and suggested that the board get bids to clean it up. He also suggested building adding another 40” planter up from the existing one and then gunite the hillside. Roy said that the hillside on the right side of the entrance does belong to the HOA and the left side belongs to Fish and Game and ADOT. Street lighting on the right side needs to be re-done. Joe was meeting with an electrician to get a bid on LED and conduit. Roy reported that the trash area fence is rotting and falling down. Roy suggested concrete block and had gotten a bid from Andy Grimes. Joe was going to look at that area after the meeting and have some suggestions.

SECRETARY’S REPORT

The Board reviewed the November 24, 2018 Regular Session Meeting Minutes.

Resolution: A motion was made, seconded and unanimously carried by the Board to ratify the November 24, 2018 Regular Session Meeting Minutes.

Homeowner correspondence: None

TREASURER’S REPORT

The Board reviewed the November/December 2018 financial statement. The Board accepted the November/December financial statement as follows:

<u>Operating Account:</u>	\$104,814.95
<u>Reserve Account:</u>	\$170,535.94

The total income billed year to date was \$93,167.35 and expenses were \$21,060.68

A. Year-to-Date Financial Statement Report

As of the December 2018 Financial Statement:

Operating Account:	\$104,814.95
Income Billed:	\$ 93,167.35
Total Expenses:	\$ 21,060.68
Reserve Balance:	\$170,535.94
Delinquencies:	\$ 14,220.38

B. A/R Report Liens: *(Executive Session after Regular Session Meeting)*

C. New Transfers:

Closed Lots - Lot 106A, 146
Pending - Lot 17, 184, 262
Transfer Fee Paid - Lot 251A

BOARD REPORT

Action List - None

Site Review - None

Compliance - Homeowner covered water heater, Lot 260A is cleaning out their front yard.

ARCHITECTURAL REQUEST/PERMITS REPORTS

- a. New permit - 116A
- b. No activity on these pending lots: Lot 46, 82, 143, 148 (on hold), 177 (on hold), 216A
- c. Lot #247 put up awning without permit. Motion was made to send a letter of non-compliance to the owner.
- d. Lot 116A (115 & 116) requested a variance to pull the highest buildable point from the higher lot, making the garage ridge even with their house. A 2-foot variance for Lot #116A was approved by the board 5/1
Tony questioned the process according to the CC&R's and will work with Karen to document the issue for HBI's attorney Jason Miller, as part of the Amended & Restated Declaration of Restrictions.

COMMITTEE REPORTS

Maintenance & Landscape Committee

- a. Shari will call Mario for a quote to remove Palm Tree and Roy will get a quote from Parker Tree Service.
- b. Joe was not able to get a cost for the electrical and will be tabled for February.
- c. Joe found out left side of entrance is the responsibility of the HOA. Some of the ideas are to try and cut one of the hills down and Shotcrete. Joe is going to request a meeting with Fish & Game and ADOT to see if they will allow the HOA to do anything to the land.

CC&R Revision Committee

- a. The board addressed several items on the CC&R's 3rd draft before Karen sends to the attorney.
- b. **3.21** - No change
- c. **4.2** - No change
- d. **3.1.13.1 - Remove** "A one(1) inch increase in height may be used for proper drainage to street level."

- e. 3.17 - Exterior lighting-** No spotlights, floodlights or other high-intensity lighting shall be placed or utilized upon any Lot which, in any manner, will allow light to be directed or reflected on any other Lot, except as may be expressly permitted by the Architectural Committee.
- f. Architectural Guidelines** - A suggestion was made to add something for erosion control. "CC&R's need to mandate that drainage from the owners property is to drain to the front or street. It cannot drain on to another plot of land".
- g. Fine Schedule** - Karen will update and send out Draft #2 for the board to approve.
- h. Policies and Procedures** - Suggested merging the Enforcement Guidelines and the Architectural Review into one manual creating Homeowners Guidelines. (Governing Committee)
- i. Forms for Architectural Review** - Tony suggested adding a place for initials on HBI permit form.

Town Hall Meeting - Proposed date *March 16, 2019* at the Springs Oasis room (Grace will confirm). The board will be mailing out a letter to the membership with information on the background for the reason for the meeting. The board will also advise the membership to download a copy of the CC&R's from the website.

Slurry & Street Project Committee

- a.** Tony has been trying to get ahold of T & C but has not received a response yet. He is trying to get more information because a lot of the streets also need repairing. Tony does not feel comfortable with just the slurry so he will do more research.
- b.** Tony is looking into the price of putting 2 inches of asphalt on top of the chip seal. It should last around 5 yrs and would just need oiling...estimate pricing \$600,000. to \$700,000.
- c.** Tony has found an asphalt company that would finance the project.
- d.** Roy has suggested putting together a "master plan". He will put a list together that includes conduit, phone, APS, fire hydrants etc.
- e.** A suggestion was made to hire a Civil Engineer to tell us which direction would be the best to fix our streets. The cost would be approximately \$20,000 and would require approval from the membership.

UNFINISHED BUSINESS

- a.** Deeded vs Undeeded - Roy is going to talk to Mike from Hillcrest water about asking the Dunlap family if they would be willing to sign a quitclaim for the streets.
- b.** HBI Forms were approved and added to the website
- c.** Motion to buy a 8 x 10 Tuff Shed from Lowe's was approved for \$700. Bill and Shari will check everything out to make sure it is the one that will work for HBI.
- d.** Shari signed onto HBI Chase account and received a card.
- e.** Neighborhood watch - Bill Horn was absent

NEW BUSINESS

- a. None**

HOMEOWNER CORRESPONDENCE/OPEN FORUM - None

ADJOURNMENT

The Board adjourned the meeting after no other business was presented at 11:36am. The Board went into an Executive Board Meeting.

Next Meeting: Board of Directors Meeting to be held on Saturday, February 23, 2019 at 9:00am at 2779 Hillcrest Dr.

Respectfully Submitted,

Shari D. Dage
Secretary

BOARD APPROVAL

I duly elected Secretary of Hillcrest Bay, Inc. Association do hereby certify that the attached is a true and correct copy of the Minutes of the Regular Session of the Board of Directors held on January 19, 2019 as approved/as amended by the Board of Directors.

Signature Secretary

Date

_____As submitted

_____As amended