



Hillcrest Bay, Inc. Homeowners Association
Board of Directors Regular Session Meeting Minutes
Wednesday February 15th, 2023 at 5:30 P.M.
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
Keith Kilpatrick - Director

Board Members Not Present:

Stephanie Mansell – Treasurer
Bill Wright – Director
Bill Horn – Director

Management Present:

Amy Telnes

Homeowners Forum - Homeowners have 3 minutes to speak.
David Dewees requested more time on his expired landscaping permit. The Board extended his time 1 more year.

GENERAL BUSINESS:

- Secretary's Report:
 - 1) January 2023 Minutes
Action: Julie Jasper made a motion to approve the Minutes as written. Mindy Donahue seconded. Vote 4-0.

- Treasurer's Report
 - 1) January 2023 Financial Statements:
In the Treasurer's absence due to illness, Amy Telnes, the Association Manager distributed the January Financial Statements and provided a brief summary.
 - 2) Delinquency Report:
All current year dues have been paid except 1 account that is past due prior years and with the Attorney for collection.
 - 3) Property Transfers: None

COMMITTEE REPORTS:

- Architectural Committee: None
- Landscaping Committee / Common Area Improvements

Entrance Area Bid from KW for \$165,000 for rock baskets was discussed. We are responsible to find the rock to fill the baskets. Costs for that are unknown. If we can find an adequate supply of rock to fill the baskets is unknown.

MD Paving bid to move the stacked wall to widen the entrance and build a wall on the north side. Adding chain link to top of hill and adding drainage was proposed. MD will tie into the drain behind each lot. Colored shot-crete is proposed to hold the slope. Bid is \$122,500.

Mike Davis provided a bid to clean roads, crack fill, and seal. Bid 2 years ago was \$37,500.

Based on the condition of streets, asphalt patching is necessary in some areas. Those areas need to be dug out and the asphalt replaced. Berms will be added where owners have drainage issues. 3 weeks prior to seal, he will use a sand/seal mix to fill dips. After it cures he will seal the roads. \$42,500 is the new bid with more work. Since this is over \$9,000 in cost, per our By-Laws, the expenditure requires a vote of the owners. The Board instructed the Manager to send out a ballot and notice a Special Meeting on Saturday March 18th, 2023 at 10:00 A.M. right before the regular monthly meeting is scheduled.

- Lot Violations: Todd Jasper from the Board and Hunter Telnes from the Manager's office continue to monitor lots and send violations. Most people are taking care of their violations in a timely manner.

UNFINISHED BUSINESS:

- Dumpster Fence Repairs – Complete
- Dumpster Qty/Size Changes: When the dumpsters were emptied by the trash company after the fence was repaired, they requested we reduce the quantity of dumpsters by getting bigger ones so their truck can maneuver better. No one was opposed to this but there was a \$500 removal and delivery charge on the bid. No one wanted to pay that if we are doing this to help the trash company not us. The Board opted to leave the dumpsters as is for now. If we need to do something in the future the Manager will inquire about waiving the \$500 fee.
- Fire hydrants were asked about. Board continues to ask the water company about this. 2 isolation valves were loosened and a couple streets can now be shut off independently. We are on record that if valve work is being done, we've requested t's and a riser for hydrants.

NEW BUSINESS:

March meeting will be on a Saturday per the request of 2nd home owners at the Annual Meeting. We'll start at 10am and serve light refreshments.

NEXT REGULAR BOARD MEETING DATE: March 18th, 2023
10:00 A.M.

Adjournment: 6:45 P.M.