

HILLCREST BAY INC
Annual Meeting Minutes
Location: Havasu Springs Oasis Room
September 22, 2018 @ 9:00 am

Upon due notice, given and received, the Board of Directors for Hillcrest Bay, Inc. held an annual meeting on Saturday, September 22, 2018. The meeting was held at Havasu Springs Oasis Room Highway 95, Parker Arizona 85344. The meeting was called to order by President, Jeanne Hentzen at 9:06 am with a quorum of Directors present.

Introduction of the Board of Directors

Jeanne Hentzen introduced the current board of directors and active committees.

Board of Directors

Jeanne Hentzen, President
Shari Dage, Vice-President
Carole Jones, Secretary
Grace Babcock, Treasurer
Bill Dage, Director/Permits
Bill Horn, Director

Committees

Election Committee – Carole Jones, Grace Babcock, and Bill Horn
Governing Committee – Shari Dage, Karen Bowe, Terry Bitrich, and Carl Loftis

Introduction of the Candidates

Jeanne Hentzen introduced the candidates running for the board.

Grace Babcock
William Horn
David Dewees
Tony Elias-Calles
Dennis Ingram
Joseph Troya

Secretary Report - Approval of Annual Meeting Minutes dated September 16, 2017. Carole Jones read the annual minutes; Teddi Lorch made a motion to approve the minutes, seconded, and passed unanimously. No further action needed.

Treasurer & Finance Report - Approval of YTD Financial Report dated July 2017 to June 2018. Street repair loans were paid in 2017.

Presented to the membership:

- The profit and loss statement
 - Professional fee increases
 - New professional bookkeeper
 - Attorney fees for the CC&R's project
- 2018 Budget
- 2018 Reserve Study (30-year study) cost for the report \$2150

- There are a few liens for outstanding dues, \$20,000 are being pursued. One has been turned over to our attorney.
- There have been 8 new residents this year

Grace announced the membership was welcome to review any financial documents that she had presented today. Copies could be provided.

Grace recognized those that volunteered their time and energy especially those behind the scene, special thanks to:

Jeanne Hentzen and Carole Jones who will be off the board this year.
 Dennis Ingram who monitored the HOA sprinklers when we had a broken timer.

Update: The financial information being placed on the website is currently under review and has not been published to the membership, as stated at the meeting.

NOTE: A motion was not presented to approve the financials.

Architectural Review - Bill Dage provided a report of permits that were approved in 2018. Documents for this process are available on the website at www.hillcrestbay.com.

- Permits Issued & Completed

Gazebo and exterior upgrade	199
Exterior upgrade with windows and paint	183C
Storage shed and solar	174
Exterior upgrade and paint	247A
Garden wall and landscape	248
Total exterior upgrade and paint	103
Awning	114
New garage	122A
Awning	269A
- Projects in Progress

Awning	82
New home	148
Garden wall	177
- Planning Stage

Garage Addition	33
RV Garage and 1,000 sq. ft. living space	46

Bill Dage asked for volunteers for Architectural Review Committee.

- Dennis Ingram volunteered

President's Comments

We're looking for a Maintenance/Landscape person.

- Mari Benner volunteered

Everyone needs to clean up their trash after they attempt to dump it in the dumpsters.

We are attempting to start a Neighborhood Watch Program, to keep an eye open and notify you if anything looks unusual.

In case of an emergency regarding your property, we need your current contact information in order to notify you. Please make sure that we have up-to-date phone numbers, emails, and addresses. As owners you should go to the website and subscribe using your email, this will provide you an email every time something new is posted on our website.

Jeanne recognized Carole Jones for her four years of work on the board doing everything. Thank you.

Unfinished Business

- Street slurry seal proposal and written consent form were sent to all the members in June. We need 51% response to this proposal, which is 139 lot votes. We hope to have the work done in January if it is approved. T&C Seal Coating couldn't be here to speak at our meeting because they were finishing up monsoon damage repairs in Flagstaff. They will seal the street all the way to Highway 95. There was much discussion on the streets.

Please feel free to call Kathy, T&C Seal Coating, at 602.568.6072 for any questions.

Don Farnsworth suggested doing repairs to Hillcrest Drive before we apply slurry seal.

- Propane tanks should be covered if they can be seen from the common areas. Carl Loftis will help cover them this winter with owners' permission.

New Business

- Amended and Restated Declaration of Restrictions.
 - A decision was made by the board to consult a firm that specializes in community associations' assist in ensuring compliance with our governing documents.
 - As a legal corporation, our governing documents, federal, state, and local laws bind the community association.

Joy Muzic requested a listing of all changes as it is amended. To clarify the committee is working on an Amended & Restated Declaration of Restrictions, which will require a completely new document for our CC&R's. A draft copy should be distributed later this year to the membership.

Call to Public

- Pat (**Pat Carmichael?**) on Bay View would like to have a cleanup day like we used to have. The Board will schedule it for March.
- Debbie Herman said that constructions people outside of Hillcrest Bay are using our dumpsters early in the morning. Fred Muzic suggested we review the security cameras to identify who is dumping. Grace stated that we have no one monitoring the cameras. Fred volunteered to review the SIM cards.
- Mindy Donahue said she and the Dage's have had a lot of water damage from the monsoon in August. The water and dirt came rushing down Hillcrest Drive into her driveway. The water on Hillcrest Drive was changed when Cactus Asphalt redid the streets. We will research with the street issue using Mike Dyer. This should be done before the slurry seal.

- Fred Muzic stated when you bought in Hillcrest the CC&R's said to protect your property. He doesn't think the HOA is responsible.
- Don Farnsworth stated homeowners are to clean up after the monsoon, also agrees the HOA is not responsible.
- Audrey Herman said there should be a time limit to clean up your own property.

Reminder: The large dumpsters are here twice a year; please push everything to the front. We will try to have the door open to the side for easier loading.

Raffle

This year the 50/50 raffle was given to two winners, Phyllis Ingram \$52, Leah Wagner \$52.

Voting Results

Tony Elias-Calles	115
Grace Babcock	104
Dennis Ingram	89
Joseph Troya	83
David Dewees	78
Bill Horn	39

The top four owners have been elected to the board. There will be a transition meeting after the Annual Meeting to discuss and vote on positions.

Adjournment

There being no further business to come before the board, a motion was made and second to adjourn the Annual Meeting at 11:10 am.

Respectfully submitted,
Carole Jones Secretary

ATTEST:

President, Hillcrest Bay, Inc.

Secretary Certification

Date: _____

I, Carole Jones, appointed Secretary of the Hillcrest Bay, Inc., do hereby certify that the foregoing is a true and correct copy of the minutes of the Hillcrest Bay, Inc., Annual Meeting Minutes held on September 22, 2018, as approved by the Board of Directors in attendance of the Meeting.

ATTEST:

Secretary, Hillcrest Bay, Inc.

Date: _____