

HILLCREST BAY, INC HOMEOWNERS ASSOCIATION
Board of Directors
Regular Session Meeting Minutes
March 16, 2019

The Hillcrest Bay, Inc Homeowners Association meeting was held on Saturday, March 16, 2019. The President called the meeting to order at 10 am at Havasu Springs Oasis Room, Hwy 95, 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
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.

SECRETARY'S REPORT

The Board reviewed and amended the February 23, 2019 Regular Session Meeting Minutes.

Resolution: A motion was made, seconded and unanimously carried by the Board to amend and ratify the February 23, 2019 Regular Session Meeting Minutes.

TREASURER'S REPORT

The Board reviewed the February 2019 financial statement. The Board accepted the February financial statement as follows:

Operating Account: **\$ 98,398.37**
Reserve Account: **\$170,557.98**

The total income billed year to date was \$93,902.94 and expenses were \$29,422.26

A. Year-to-Date Financial Statement Report

As of the December 2018 Financial Statement:

Operating Account: \$ 98,398.37
Income Billed: \$ 93,902.94
Total Expenses: \$ 29,422.26
Reserve Balance: \$170,557.98
Delinquencies: \$ 13,335.97

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

C. New Transfers:

Lots #184 and #262 have had no activity

ARCHITECTURAL REQUEST/PERMITS REPORTS

a. New permit - none

- b. No activity on these pending lots: Lot #33, #46, #82, #116A, #148 (on hold), #177 (on hold)
- c. Permit Approval Form - Joe and Tony will re-do the form and give a couple of options to the board.

COMMITTEE REPORTS

Maintenance & Landscape Committee

- a. Entrance Lighting - Tabled until April Board Meeting

Slurry & Street Project Committee

- a. Tabled until April Board Meeting

CC&RS Revision Committee

- a. Draft #4 - 3.1.13 - The maximum height of any shrub, tree or Residential Unit on a Lot shall not exceed fifteen (15) feet in height from Lot grade, regardless of the number of Lot splits or Lot combinations. For the purposes of these height restrictions, any Lot resulting from Lot splits or combinations shall be treated as if the resulting Lot had not been split or combined. The maximum height measurement is to be taken as follows:

Resolution: A motion was made, seconded and carried by six members of the board with one abstain to change a portion of the verbiage of 3.1.13 as shown above.

- b. Architectural Guidelines (Solar) - Tony and Joe will restructure the wording related to solar and get back to the committee
- c. Fine Schedule - Accepted by the Board with modifications

Drainage Erosion	\$150	\$200	\$250
Machinery & Equipment	\$150	\$200	\$250

Resolution: A motion was made, seconded and unanimously carried by the Board to accept the Fine Schedule with modifications.

- d. CC&R's Mailing -
 - 1) Send Draft #4 to lawyer for revisions after Town Hall Meeting
 - 2) Send approved cover letter (Action Memo) with Voting Certificate to membership by April 1st. Need to determine the voting representative per the *Declaration of Restrictions, Section 12A*
 - 3) Target date for mailing out Draft #5 to membership for vote is the end of April.

UNFINISHED BUSINESS

- a. Deeded vs Undeeded - To legally determine the ownership of the streets the Board needs to proceed with Title search.

Resolution: A motion was made, seconded and carried by the Board for Tony to call Jason Miller (lawyer) to proceed with a Title search on the streets.

- b. Records Storage Shed
 - 1) Retract motion from 1/17/19 to buy a shed for \$700.
 - 2) Shed for the records and the security system needs to be drywalled and install LED lights. A/C unit is being donated by Dave DeWees.

Resolution: A motion was made, seconded and carried by the Board to retract motion from 1/17/19 for \$700. authorize cost not more than \$3000.

Resolution: A motion was made, seconded and carried by the Board for construction on the shed, not to exceed \$1000.

- c. Fire and Suppression Tank**
 - 1) Get Rid of tank
 - 2) Install Fire Hydrant

Resolution: A motion was made, seconded and carried by the Board to approve a bid from Mike's Contracting, Inc. for \$4,302.54.

NEW BUSINESS

Grace wanted to make the Board aware that we need to be careful with the budget and watch our spending. We have a lot of expenses coming up and we need to keep enough funds in our reserve account.

HOMEOWNER OPEN FORUM

- a.** Dave Thomas had a question about the Voter Certificate Form that is being mailed out. Concerned about designating one member to vote but if that member is out of town what happens? The answer was to go on the website and he could change his voter designation by contacting the board.

ADJOURNMENT :

The Board adjourned the meeting after no other business was presented at 10:58 am. The Board went into an Executive Board Meeting.

Next Meeting: Board of Directors Meeting to be held on Saturday, April 27, 2019 at 954 Linger Dr. @9:00 am

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 March 16, 2019 as approved/as amended by the Board of Directors.

Signature Secretary

Date

_____As submitted

_____As amended

