

**HILLCREST BAY, INC HOMEOWNERS ASSOCIATION**  
**Board of Directors**  
**Regular Session Meeting Minutes**  
**April 27, 2019**

The Hillcrest Bay, Inc Homeowners Association meeting was held on Saturday, April 27, 2019. The President called the meeting to order at 9:00 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.

1). Mari Benner was concerned that bicycle riders had come into Hillcrest a few weeks ago. They were riding very fast around corners and down Noble View. These are private streets so they should not be riding up in Hillcrest

2) Mari also had a question regarding the watering of the plants in the entry way. She has volunteered to watch over them this summer until the board can replace with drought proof plants in the fall.

**SECRETARY'S REPORT**

1). The Board reviewed and approved the March 16, 2019 Regular Session Meeting Minutes.

2). Homeowners Correspondence:

a). Letter from Carl Loftis - Board will mail Carl a response to to his questions.

*Resolution: A motion was made, seconded and unanimously carried by the Board to ratify the March 16, 2019 Regular Session Meeting Minutes.*

**TREASURER'S REPORT**

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

**Operating Account:**           **\$ 95,007.08**  
**Reserve Account:**           **\$170,568.81**

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

**1). Year-to-Date Financial Statement Report**

As of the December 2018 Financial Statement:

Operating Account:	\$ 95,007.08
Income Billed:	\$ 94,762.78
Total Expenses:	\$ 36,873.68
Reserve Balance:	\$170,568.81
Delinquencies:	\$ 9,910.68

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

**3). New Transfers:**

Lots #93/94, #120, #168, #233/234/235, #265

*Resolution: A motion was made, seconded and unanimously carried by the Board to accept the March financial statement subject to audit with Grace researching building deposit.*

**ARCHITECTURAL REQUEST/PERMITS REPORTS**

1). New permit - Lot #107, Lot #146

2). No activity on these pending lots: Lot #33, #46, #82, #116A

3). Matters to be Discussed

a). Bill Dage requested to return to the old Permit Request Form - will be forwarded to Karen

*Resolution: A motion was made, seconded and unanimously carried by the Board to accept the old Permit Request Form and to place on the website.*

**COMMITTEE REPORTS**

**A). Governing Committee**

1). Review recap of Town Hall meeting - Board approved to share recap “as is”

2). Joe and Tony are working through 3.1.13

3). Draft #5 - Board approved after removal of “landscaping” from 1.17 and recommendations from Tony and Joe regarding 3.1.13

4). Grace will re-evaluate the cost of the CC&R’s project to make sure items are in their correct categories.

5). Cost of mailing was approved. Target date of mailing not verified yet

6). Board members will hand deliver envelopes to reduce cost of mailing. Board suggested to print or stamp in “Red” on the outside of the envelope: “**Ballot - Time Sensitive**”  
Joe and Tony recommended the HOA permit “electronic voting” in addition to providing for votes to be cast in person and by absentee ballot. Committee needs to determine if that would be possible.

7). Dennis set up a committee to make phone calls to homeowners that have not sent back their Voting Certification. Need a list of names from Karen to be emailed to Shari. The committee consists of Shari Dage, Mari Benner and Mindy Donahue. ***The board requests an estimate of what Jason will be charging for the additional time he needs to spend on the current assessment/vote rights issue on lots that have been replatted.***

**8). Unfinished Business For Committee**

Architectural Review Form - Tony/Joe will email to Karen

Solar Policy - Tony/Joe will email to Karen

Committee Binder - Returned

Enforcement Procedures - Approved

Architectural Review Guidelines - Governing Committee will revise after emails are received from Tony and Joe.

**B). Maintenance & Landscape Committee**

1). Solar light pole has been ordered and Roy will install

2). New drought efficient plants will be planted this Fall in the entry

**C). Slurry & Street Project Committee**

1). Board authorized Tony to get a bid from grading and asphalt contractors in California.

**UNFINISHED BUSINESS**

- 1). Streets (Title Search)
  - a). Grace will call attorney
- 2). Storage Shed Update
  - a). Roy has installed the drywall, shelves and will install an a/c so that the cameras can be moved to the new shed.

**NEW BUSINESS**

- 1). The board meeting recordings need to identify the date and type of meeting. The recordings need to be downloaded into an audio folder for future access.
- 2). **Memorial Weekend Trash Bins**  
The large dumpster will be available for dumping larger items on:  
***Wednesday, May 22nd through Tuesday May 28th***

**CALL TO PUBLIC**

Mindy Donahue is very concerned that nothing is being done to improve the HOA streets. She would like to see the board make the streets a priority.

**The Board will not meet during the month of May.**

**Next Meeting: Board of Directors Meeting to be held on Saturday, June 15, 2019 at 2910 Manor View Dr. @9:00 am**

**Adjournment:**

The board adjourned the meeting at 10:53 am after no other business was presented.

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 April 27, 2019 as approved/as amended by the Board of Directors.

\_\_\_\_\_  
Signature Secretary

\_\_\_\_\_  
Date

\_\_\_\_\_As submitted

\_\_\_\_\_As amended

