

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

The Hillcrest Bay, Inc. Homeowners Association Meeting was held on Saturday, July 27, 2019. The President called the meeting to order at 9:02 am at 954 Linger Drive, Parker, AZ 85344.

Board Members Present:

Dennis Ingram – President
Grace Babcock – Treasurer
Bill Horn – Architectural/Permits
Joe Troya – Director at Large

Board Member Absent:

Tony Elias Calles-Director at Large

SECRETARY’S REPORT

The Board reviewed the June 22, 2019 Regular Session Meeting Minutes.

Motion: *Upon a motion duly made and unanimously carried by the Board to ratify the June 22, 2019 Regular Session Meeting Minutes.*

Motion: *Upon a motion was duly made and unanimously carried by the Board to appoint Grace as Interim Secretary. Her title will be Secretary/Treasurer.*

HOMEOWNERS FORUM-Homeowners have 3 minutes to speak-2 Homeowners were present. A sign-in sheet was available. Letters/emails were read below.

- Lot 183 - homeowner was concerned about the many gigantic garages that are being built on lots.
- Lot 049 – homeowner is concerned with left over material left by CAP construction. What can we do about this eye sore?
- Lot 92 – homeowner was concerned with large trash items placed behind the gate of the trash bins. Homeowners need to dump large items offsite to local dump area. Can the gates be locked?
- Lot 182 – homeowner is stating some people are digging in the trash and removing things.

TREASURER’S REPORT

The Board reviewed the June 2019 financial statements. The balance as of June 30, 2019 are as follows:

A. YTD Financial Variance Report

Operating Account:	\$ 40,047.67
Income Billed:	\$ 91,460.00
Total Expenses:	\$ 3,751.33
Reserve Balance:	\$ 218,580.76
Delinquencies:	\$ 8,128.75

B. A/R Report/Liens: The Board reviewed the A/R report. No further action taken.

C. New Transfers:

Closed Lots – Lot 93-94-canceled the sale and is on the market and pending escrow again.

D. Budget 2019-2020 Draft #1: The Board reviewed budget draft #1. Grace stated the income reported by the accountant seems low and she will check with him on why. She stated the HOA

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computer is more than 10 years old and needs to be replaced. There is not enough storage and technology has advanced. It was agreed to place \$600 in the budget for the website and to research software and storage in the cloud that would enable Board of Director access to information if conducting business over the internet for the HOA.

Motion: Upon a motion was duly made and unanimously carried by the Board approved to purchase a new HOA computer not to exceed \$2,000.

BOARD REPORT

- **Action List-none**
- **Site Review-none**
- **Non-Compliance**
 - a. Dennis stated assistance from homeowner did not come through. He's going to drive around and conduct an inspection of overgrown areas and report back.

ARCHITECTURAL REQUEST/PERMITS REPORTS

- A. Bill Horn indicated there were no changes from last June's Meeting.
 - a. Active Permits-Lots: 46/47, 116A, 33
 - i. Joe will write a letter to Lot 46-47 regarding running their electrical underground. He will confirm proper permits are in place and that the streets will either remain the same or in better condition.
 - b. New/Pending Permits-Lot(s): 107
 - c. On Hold Permits-Lot(s): 148
 - d. Completed Permits-Lot(s): none

Note: Karen Bowe needs copies of all final permits to be uploaded and kept in HOA records.

COMMITTEE REPORTS

-Governing Committee

Karen Bowe discussed a couple concerns regarding the Amended & Restated Declaration of Restrictions.

- o Voting Certificate – It was decided to retract the motion to send the homeowners a certified letter for their Voting Certificate.
- *Motion: Upon a motion duly made and unanimously carried by the Board to send homeowners a certified letter requesting their missing Voting Certificates as a last resort in obtaining their Voting Certification information. **RETRACTED***
 - o Fractional Voting – Homeowners that own fractional lots will need to communicate with their fractional lot owner and determine who will be the designated voter for that part of the lot they share.
- *Motion: Upon a motion duly made and unanimously carried by the Board to allow Fractional Voting as stated in the CC&R's. **AMENDED***
 - o Architectural Guideline Review – The Board reviewed Draft 3 - Joe will follow up with Tony and Karen.
 - o Enforcement Policy –: The Board reviewed Draft 1 and will report back to the Committee on any updates.

-Maintenance and Landscape Committee - none

-Website Committee – none

-Slurry & Street Project Committee-The Board reviewed the email from Jason Miller, legal counsel, regarding the purchase of a litigation guarantee to run a title search.

Motion: Upon a motion duly made and unanimously carried by the Board to approve the purchase of the litigation guarantee by the title company for the insurance coverage of \$100,000 not to exceed \$1000.

UNFINISHED BUSINESS

- Cameras & Record Storage-Roy Hokenson continues to work on the new storage shed. The Board considered placing a lockbox at the shed.

NEW BUSINESS-none

HOMEOWNER CORRESPONDENCE

- Homeowner is concerned about a motorhome parking partially in the streets.

ADJOURNMENT TO EXECUTIVE MEETING

The Board adjourned the meeting at 10:55 am after no further business was presented.

NEXT MEETING: *Board of Directors Meeting to be held on Saturday, August 17, 2019 at 9:00 am at 955 Crystal View.*

Respectfully Submitted,

Grace D. Babcock
Acting Recorder

Board Approval

I duly elected Secretary/or Director 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 July 27, 2019 as approved/as amended by the Board of Directors.

Signature Secretary/Director

Date

_____ As submitted

_____ As amended