



Hillcrest Bay, Inc. Homeowners Association
Board of Directors Regular Session Meeting Minutes
Wednesday May 17th, 2023 at 5:30 P.M.
Location: 880 Crystal View

Call to Order: 5:30 P.M.

Roll Call of the Board:

Board Members Present:

Todd Jasper – President
Stephanie Mansell – Treasurer
Julie Jasper – Secretary
Keith Kilpatrick - Director
Bill Wright – Director

Board Members Not Present:

Mindy Donahue – Vice President
Bill Horn – Director

Management Present:

Amy Telnes

Homeowners Forum: None

GENERAL BUSINESS:

- Secretary's Report:
 - 1) April 19th, 2023 Minutes
Action: Stephanie Mansell made a motion to approve the Minutes as written. Julie Jasper seconded. Vote 5-0.

- Treasurer's Report
 - 1) April 2023 Financial Statements:
Action: Stephanie Mansell made a motion to approve the Financial Statements as presented. Julie Jasper seconded. Vote 5-0.
 - 2) Trash Bill: Corrected and credited.
 - 3) Consider Banking Changes - CD Interest Rate Review:
Stephanie Mansell explained that the Board would like to move some money out of Chase Bank to make sure all the funds have FDIC protection. Stephanie reviewed the CD interest rates from Foothills Bank and Chase Bank in which Foothills will pay more than Chase. Terms, amounts, and rates were discussed. Stephanie Mansell disclosed that she is a loan officer at Foothills Bank. The HOA Manager reported that Boards in 2

other Associations already moved money to Foothills the FDIC protection and for the better rate.

Action: Todd Jasper made a motion to move \$200,000 from Chase Bank to Foothills Bank to place in a 7 month CD at rate of 4.59% APY. Julie Jasper seconded. Vote 3-1, with Bill Wright voting against and Stephanie Mansell abstained from voting.

4) Property Transfers: 824 Noble View Drive in Escrow

COMMITTEE REPORTS:

UNFINISHED BUSINESS:

- Street Maintenance Schedule: Todd Jasper reported they have been coming in and patching. Slowing down because one of the workers he had an accident and one had a medical issue. They are recovering, and will return to finish patching and building berms soon. Sealing should be after Memorial Day. People need to be notified. Owners in attendance expressed concerns with the blowing and dust that occurs with this process.
- Weed / Lot Violation Progress: On June 1st, an inspection will take place and violation notices will be sent out to all the lots that have not yet cleared their weeds. A discussion took place that there are few dilapidated homes that should be required to be cleaned up. It was known that at least one older home has plans of being removed, they just need some time. The Board will need to figure out how to be as fair as possible in determining what homes are truly in need of violations as to not pick apart every little thing on every home. The Board discussed that this Community has kind and helpful residents and if someone needs some help on their home or lot maintenance, the neighborhood can most likely help with referrals of who to hire and to help find a solution.
- Entrance & Common Area Improvement Projects: The landscaper originally hired has lost all his employees. He will be returning the deposit less the block already purchased and delivered to the entrance. Bill Wright provided a bid from Anvil Concrete for \$15,000 less the cost of the plants to complete the scope of work already approved for the 2 unfinished projects. It does not include additional block. The Board would like Anvil Concrete's bid fine tuned with more details and separated in 2 phases as the job was originally approved; first hardscape, then landscaping second. Costs for additional block will need to be added in and the Board can purchase the plants during the second phase.
Action: Todd Jasper made a motion to accept the bid from Anvil once it is revised and reviewed by the Board by email to ensure the final contract is as presented at the Meeting. Keith Kilpatrick seconded. Vote 5-0.

Todd Jasper reported that our groundskeeper Chris will be trimming trees and up pulling weeds in the common areas soon.

NEW BUSINESS:

- By-Laws, CC&R's, Guidelines, & Rule Revision Review
Discussed revisions on the list to date from the last meeting.

- New Enforcement Policy Review: Discussed 3 step process. Warning First, Fine Second, and Third gives Board discretion to either continue fining, initiate self help, or send issue the Attorney resolve. Intent is to simplify the process and make it easier to understand.
Action: Stephanie Mansell made a motion approve the violation policy with 60 days to cure after the First Warning in conjunction with the CC&R's. Keith Kilpatrick seconded. Vote 5-0.
- Open Items:
Bill Wright asked what was going on with the requests made to the water company. Todd Jasper reported he cannot get answers out of the company employees. The HOA cannot make upgrades to the water system without their approval. The Manager suggested this be a Community wide effort to get their attention. Options are having owners contact the AZ Corporation Commission to file a complaint or talk to the elected Commissioners, signing a Community petition, or having the Association's Attorney write a letter to the Water Co or the Commission. Problems expressed by those in attendance were reliability, installing more shut offs, installing the standpipes, and adding another tank.
- 2023-2024 Budget & Dues Amount: Julie Jasper reminded the Board that last year it was discussed that we would need to raise dues another \$20 per year per lot to keep up with the street maintenance and plan for hydrants/standpipes and other water system improvements that we may have to contribute to. This would bring the dues up to \$400 per year per lot.
Action: Todd Jasper made a motion to increase the Annuals by \$20.00 to be \$400.00 per lot per year. Julie Jasper seconded. Vote 5-0.
The Manager was instructed to send notice of dues raise via email and on a post card to save money. Put on the postcard to visit the website site for the new enforcement policy and to watch for the QTR email we're now sending with the previous qtr minutes and financial statements.

NEXT REGULAR BOARD MEETING DATE: Wednesday June 21st, 2023 at 5:30 P.M.

Adjournment: 7:00 P.M.