

Hillcrest Bay, Inc. Homeowners Association
Board of Directors Regular Session Meeting Minutes
Saturday April 18th, 2020 at 9:00 A.M.
Location: Telephone Conference Only

The Hillcrest Bay, Inc Homeowners Association Meeting was held on Saturday, April 18th 2020. The Board Meeting was called to order at 9:00 A.M. Due to the Covid-19 Virus and stay at home orders from the state and local governments, the Meeting was held via telephone conference.

Board Members Present:

Dennis Ingram – President
Carl Cotton – Vice President
Grace Babcock – Secretary
Michele Ayers – Treasurer
Bill Horn – Architectural Review
Joe Troya – Director at Large/Architectural Review
Tony Elias Calles – Director at Large/Streets
Mari Brenner – Director at Large/Landscape Maintenance
Mindy Donahue – Director at Large

Board Members Absent:

None

Management Present:

Amy Telnes – Manager

Homeowners Forum - Homeowners have 3 minutes to speak - None

Secretary's Report

The March 21st, 2020 Minutes were reviewed.

Upon motion made and seconded, the Board unanimously ratified the March 21st, 2020 Minutes.

Homeowners Correspondence(s) None

Treasurer's Report

The January, February, & March Financial Statements were revised. An A/R report through March 31st, 2020 was reviewed. There was discussion that some of the owner accounts are not correct and need be investigated. Both delinquent and credit balances. Grace Babcock will provide the help that she can. It was agreed statements will be sent to these owners with an offer to pay the principle balances within 30 days to settle the debt. If not paid in 30 days then all the late fees will remain and the accounts will be sent to the Association's Attorney to collect.

Action: Upon motion made and seconded, the Board unanimous approved the Financial Statements as presented through March 31st, 2020.

There was a discussion regarding the recommendation of opening a 3rd bank account for the Architectural Committee compliance deposits only. This will keep the deposits separate from the general fund.

Action: Upon motion made and seconded, the Board unanimously approved opening the 3rd bank account at Chase Bank for Architectural Committee Compliance Deposits only.

There was 1 new transfer of ownership: Lot 217/218 – 816 Noble View Drive

Architectural/Permit Requests

New Permit Application Approval – No new requests

Projects Finalized:

Lot 235 – Gott Residence – Joe Troya reported he inspected the property and it has been completed and cleaned up.

Action: Upon motion made and seconded, the Board unanimously approved the return of the Compliance Deposit.

The Manager will update and distribute the Architectural Committee Spreadsheet with the next Board Meeting Packet.

Committee Reports

Governing Committee

It was discussed that this Committee is still needed to receive and account for the written consents. Dennis Ingram is the chairman. Grace Babcock reported that she received a text stating the CC&R vote at this date is 77 yes and 40 no. 204 yes votes are required to amend the CC&R's.

Maintenance and Landscaping Committee

The Common Area Palm Tree trimming was completed. The bill was over what was bid because 10 trees were trimmed. Mindy Donahue approved the payment of \$500 for 10 trees.

The dumpster fence repair was completed.

The Manager reported that during inspections water is observed in the entrance and valves are leaking. There was a discussion regarding repairs and landscaping projects. Mari Brenner would like to have dead bushes removed and move forward with cleaning up the entrance. She will get written bids for the work to be done. The Board discussed turning off the water until a plan to fix the irrigation is agreed upon.

Action: Upon motion made and seconded, the Board voted to turn off the irrigation water to the entrance of the Community.

Unfinished Business

The Manager has requested a bid from ARQ who has surveyed in the community before and aware of some of the issue that may arise. The Manager asked for a bid for the following:

- 1) Survey subdivision boundary to confirm limits
- 2) Layout the centerlines as platted with intermittent point for centerline alignment for analysis
- 3) Survey and stake right of way locations in areas where encroachments may exist
- 4) Prepare new legal description for resolving issues

Tony Elias Calles reported that he has been working on finding funding to replace the streets. Mutual of Omaha providing information on a \$1.5 million loan with payments of \$11,000 a month for a 15 year term. Tony asked the Board if they support continued work to replace the streets or if we will just patch. The Board Members supported moving forward with gathering information for new streets. Tony explained that to keep moving forward means the bank wants to meet with us. Due to the virus, meetings will be on hold until May or June. Obstacles in funding were discussed.

The need for a special assessment was discussed. Tony will continue to put the pieces together and report back to the Board.

Mindy Donahue asked if the Fish and Game Dept. responded on the boulders in entrance. Dennis Ingram reported he has not heard back.

There was a discussion about lights being out in the entrance and it was reported Roy is to put that on solar.

Mari Brenner requested that a hose bib be left for watering in the entrance. Joe Troya and Mari Brenner will talk to Roy about shutting off the irrigation water, but leaving us a hose bib so that things can be watered.

New Business:

Dennis Ingram reported that we have an increased number of residents and the dumpsters are getting filled up. Dennis requested we increase the dumpster sizes. It was discussed that 1 small dumpster should be left for short people.

Action: Upon motion made and seconded, the Board unanimously approved increasing the dumpster sizes as long as 1 dumpster small dumpster was left.

Call to Public/Homeowners Open Forum – Homeowners have 3 minutes to speak.

The owner of Lot 192 asked how the Board could contract with a Manager for a price of more than \$9000 because he believed that is not allowed per the By-Laws. The By-Laws were read aloud and the By-Laws state that the Board of Directors shall not incur over \$9000 in expenditures on a specific project without 51% approval from the owners. The Management Contract is for services, not a project, which is paid on a monthly basis. The expenditure limit is intended for projects, most likely of capital nature.

An owner asked about being required to conceal propane tanks that have been exposed for many years. The CC&R's have to be enforced. The Manager has been hired to help the Board enforce the CC&R's.

The next Board Meeting will be May 16th, 2020 at 9:00 A.M. by telephone unless the stay at home order is lifted.

With no further business, upon motion duly made and seconded, the Board voted to unanimously adjourn the meeting at 10:20 A.M.