

**Hillcrest Bay, Inc. Homeowners Association  
Board of Directors Regular Session Meeting  
Saturday May 16<sup>th</sup>, 2020 at 9:00 A.M.  
Location: Telephone Conference**

The Hillcrest Bay, Inc Homeowners Association Meeting was held on Saturday, May 16<sup>th</sup>, 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  
Joe Troya – Director at Large/Architectural Review  
Tony Elias Calles – Director at Large/Streets  
Mindy Donahue – Director at Large

**Board Members Absent:**

Bill Horn – Architectural Review  
Mari Brenner – Director at Large/Landscape Maintenance

**Management Present:**

Amy Telnes – Manager

Homeowners Forum – None

**Homeowners Correspondence(s):**

A homeowner emailed the Board asking why he has to conceal his elevated tank after all these years. The Board must follow the CC&R's. Elevated tanks must be concealed to comply with the CC&R's. Concealing with plants is acceptable. The owner will be sent a letter in response to comply with the CC&R's. Carl Cotton asked why owners receiving violations were only given 30 days to correct. The documents were reviewed and there was a discrepancy in what the Manager was instructed to do. The CC&R's allow owners 60 days to correct violations. The Board instructed the Manager to change the notice requirements to comply with the CC&R's. Owners will have 60 days to comply to violation notices.

**Secretary's Report:**

The April 18<sup>th</sup>, 2020 Board Meeting Minutes were reviewed.

**Action: Upon motion made and seconded, the Board unanimously ratified the April 18<sup>th</sup>, 2020 Minutes.**

**Treasurer's Report.**

The April 2020 Financial Statements were reviewed. The A/R status report was reviewed. Grace Babcock and Amy Telnes have been working to get the delinquent accounts in order.

Delinquent owners were sent letters to clear up balances in 30 days or they will be sent to collections. We still need to open a new account to hold the Architectural Committee deposits. Chase Bank has been unable to open the new account for us due to Covid-19 restrictions. There were no new property transfers.

**Action: Upon motion made and seconded, the Board unanimously approved the April 2020 Financial Statements.**

Architectural Committee Report:

The solar projects need to be removed from the report.

Governing Documents Committee Report:

It was discussed whether to continue with the attempt to amend the CC&R's. The Board agreed to allow the Committee to go through May 31<sup>st</sup>, 2020 and send out one last email reminding owners of the expiration date. Grace Babcock reported she received a text from Karen Bowe during the meeting and Karen Bowe reported the CC&R vote count at this date is 90 yes, 55 no, 13 blank, and 101 have not replied. This does not count 13 fractional votes.

Maintenance and Landscaping Committee:

Joe Troya reported he met with Roy and all the entrance irrigation water is shut off. There was already a hose spicket ready to go. Mari Brenner is aware of this. Mari is only watering the new native plants to get them established. Palms are on their own watering system. Only eco friendly and native plants are left and the rest will die off.

The Manager reported a roll back dumpster will be delivered for temporary use on Friday before the Memorial Day Week-end. A 2 yard dumpster was removed and replaced with a 4 yard dumpster for permanent use. This will be an increase in approx.. \$100 per month in trash expenses.

Street Committee:

Tony Elias Calles reported that he put a spreadsheet together and is speaking with the banks regarding loans. Dues will not be raised. Street funding will be addressed through a special assessment, loan, or a combination of both. Multi year special assessments will be considered. \$48,000 is scheduled to be transferred to the reserves/street fund this year.

**Action: Upon Motion made and seconded, the Board unanimously agreed to move \$48,000.00 into the street fund.**

Unfinished Business

The Board reviewed a bids for a street survey of the subdivision. The Street Committee recommended we wait and deal with this at the same time we deal with the street replacement.

**Action: Upon motion made and seconded, the Board unanimously agreed to not survey the streets at this time.**

Dennis Ingram reported has emailed Joey at fish and game regarding the entrance boulders and he has not gotten a response back yet. Roy will be putting up solar lights.

New Business: None.

The next Board meeting will be held on June 20<sup>th</sup>, 2020 at 9:00 A.M. Tony Elias Calles offered to have the meeting in his garage provided concerns regarding the Covid-19 lessen.

There was a discussion regarding who will re-run for the Board. Grace Babcock will provide the Manager with what she needs to get notice out for the open seats.

With no further business, upon motion made and seconded, the Board Meeting was adjourned at 10:15 A.M.