

Hillcrest Bay, Inc. Homeowners Association
Board of Directors Regular Session Meeting Minutes
Saturday June 20th, 2020 at 9:00 A.M.
Location: Telephone Conference

The Hillcrest Bay, Inc Homeowners Association Meeting was held on Saturday, June 20th, 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:

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

Board Members Absent:

Dennis Ingram – President
Tony Elias Calles – Director at Large/Streets

Management Present:

Amy Telnes – Manager

Homeowners Correspondence(s) None

Secretary's Report

Ratification of the Regular Session Minutes.

Action: Upon motion made and seconded the May 16th, 2020 Board Meeting Minutes were unanimously approved.

Treasurer's Report

Payment has been received from several owners that were past due after final demand letters were sent out by the Manager. 2 owners did not respond and were sent to the Attorney to collect.

Action: Upon motion made and seconded, the May Financial Statements were unanimously approved.

The 2020-2021 Draft Budget was reviewed. Paying for survey work to be able to deed the streets to the HOA was discussed. The Attorney advised the Board to do this because the streets do not legally belong to the Association. This survey work is for the street dedication only and not part of the street replacement project. We have one bid for \$12,000 and one bid for \$16,000. Since this is a one time expense over the \$9,000 expenditure limit, it will need to be voted on by the owners. It was discussed this could go out on the Board Election Ballot. Between now and then we would have to have a survey contractor in place and a dollar amount agreed upon. It was discussed that the surveyor should attend the Annual Meeting. The draft 2020-2021 Budget

was reviewed. It was requested that a line item be changed to be called Street Survey for Dedication. The Manager was instructed to adjust the dues income line item.

Action: Upon motion made and seconded the 2020-2021 Budget was unanimously approved with the discussed changes.

There was one new property transfer: 897 Max View Drive

Architectural/Permit Request

Patricia Easley at 827 Crystal View Drive requested to tear down a home and move in a new one or partially remove and replace. It was recommended that she call the County of LaPaz and talk to Tina. The Architectural Committee will look at age of mobile to verify it is not older than 4 years, check the height of 15', and make sure the setbacks are correct. The County will need to approve the septic tank, and the Board recommended the owner speak with River Septic to help with septic info.

New Permit Application Approval

Lot 252 was discussed, and it was not known if it was still being worked on.

Committee Reports

Street Dedication Committee

Survey costs were included in the previous budget discussions.

Governing Committee

CC&R's were not approved. There was a discussion on whether to disband this Committee. It was decided to keep the Committee in place with Carl Cotton as Chairman.

Maintenance and Landscaping Committee

Mari Brenner reported the water is off in the entrance. She is watering. She cannot plant anything in these summer months. She is putting a plan together for the fall. She would like to add barrel cactus and seasonal flowers. She picks up all the trash on a regular basis. Dead plants will be removed.

Street Slurry Committee

The investigation of funding options for street work was tabled in the absence of Tony Ellias-Calles

Unfinished Business

Boulders & Lights in the entrance were tabled in the absence of Dennis Ingram.

Michele Ayers reported that the Notice Board frame is done. Michele reported her expenses were \$59.63.

Action: Upon motion made and seconded it was unanimously agreed to reimburse Michele Ayers \$59.63.

New Business:

The Manager's office contacted the Springs to reserve the room behind the bar with a light breakfast for the Annual Meeting. The price was higher than normal. Attending homeowner Jackie offered to check on the price. There was a discussion on whether to bring in the Association's Attorney to speak with owners on their concerns they had in approving the CC&R changes. We will see what that will cost.

Call to Public/Homeowners Open Forum – None

The next Board Meeting will be held on July 18th, 2020 at 9:00 A.M. Carl Cotton offered to have the Meeting in his garage if Covid-19 concerns lessen.

With no further business, the Board Meeting was adjourned at 10:23 A.M.