



**Hillcrest Bay, Inc. Homeowners Association  
Board of Directors Regular Session Meeting  
Wednesday March 16<sup>th</sup>, 2022 at 5:30 P.M.  
Location: 880 Crystal View**

Call Meeting to Order: 5:38 P.M.

**Board Members Present:**

Todd Jasper – President  
Mindy Donahue – Vice President  
Stephanie Mansell – Treasurer  
Julie Jasper – Secretary  
Bill Horn – Director  
Bill Wright – Director

**Board Members Not Present:**

David Pulliam – Director

**Management Present:**

Amy Telnes

Homeowners Forum - Homeowners have 3 minutes to speak

One homeowner asked for an update on the removal of a touchable APS line that runs through his property. Board Member Todd Jasper is dealing with APS on other issues and will bring this to APS's attention.

**GENERAL BUSINESS:**

- Secretary's Report:  
February 16<sup>th</sup>, 2022 Minutes  
**Action: Julie Jasper made a motion to approve the Minutes as written. Stephanie Mansell seconded. Vote 6-0.**
- Treasurer's Report
  - 1) February 2022 Financial Statements  
Website expenses are higher than expected and Board Member Stephanie Mansell will look into what services we have and what the owners are using and make adjustments as necessary. The ability to email directly from the website was questioned as necessary if we pay extra for that feature. The Manager's email is listed on the website.
  - 2) Board Member Todd Jasper asked if the community would like dumpsters on Memorial Day week-end. Those in attendance said yes.  
**Action: Todd Jasper made a motion to have the Manager order a 40 yard dumpster from May 24<sup>th</sup> through May 31<sup>st</sup>. Julie Jasper seconded. Vote 6-0.**
  - 3) Delinquency Report: 2 lots in probate discussed without mentioning the name or address. The Board instructed the Manager to send the information we have to the

Attorney to see if a claim can be made on the estate. Since it is only the current year assessment, we will ask the Attorney to be mindful of costs exceeding the debt.

4) Property Transfers: None

**Action: Stephanie Mansell made a motion to approve the Treasurers report. Julie Jasper seconded. Vote 6-0.**

#### **COMMITTEE REPORTS:**

- Architectural Committee: There was one request to add concrete on the side and rear of the lot. The request was approved.
- Landscaping Committee: Still fielding ideas in the entrance.
- Lot Violations
  - 1) Drainage Complaint: Board Members Todd Jasper and Bill Wright will look at and discuss with the lot(s) owner(s).
  - 2) An owner with a Violation for building repairs requested an extension because of contractor issues and the repairs exceeding what they can afford.

**Action: Todd Jasper made a motion to grant a 60 day extension. Stephanie Mansell seconded. Vote 6-0.**

#### **UNFINISHED BUSINESS:**

- Hillcrest Water / Hydrants: Board Member Todd Jasper reported the Board is not getting anywhere. Board Member Bill Wright said we can still call the commission. Todd will make another phone call to see if they will do anything and tell them we are ready to bring our own contractor in to address our issues.
- Trash Area Signs & Guidelines: Completed
- Internet Grant Opportunity: No new information
- Street Sweeping Bids: Bids were higher than the Board wanted to pay. A small sweeper that can be towed can be purchased for approx. \$7000. A magnet bar is available to catch nails and screws. There is a trailer crank to raise and lower the brush. Maintenance costs of this piece of equipment will need to be looked into. The Board will determine which option is the most cost effective in the long run.

**NEW BUSINESS:** None

**NEXT REGULAR BOARD MEETING DATE:** April 20<sup>th</sup>, 2022 at 5:30 P.M.

**ADJOURNMENT:** 6:30 P.M.