



Hillcrest Bay, Inc. Homeowners Association  
Special Meeting Minutes for Street Improvement Expenditure  
Board of Directors Regular Session Meeting Minutes  
Saturday March 18<sup>th</sup>, 2023 at 10:00 A.M.  
Location: 880 Crystal View

**Call Special Meeting to Order:** 10:10 A.M.

**Verify Quorum of Ballots:** 181.25

**Announce Steet Improvement Expenditure Vote Tally:** 150 yes 31.25 no

**Adjourn Special Meeting:** 10:20 A.M.

**Call Board Regular Board Meeting to Order:** 10:20A.M.

**Homeowners Forum:**

A Homeowner asked if financials are on website. They are not. Board will talk about as an agenda item.

A homeowner asked if we can get better interest on the reserve account. An HOA files form 1120H which does not exempt interest over \$100. Then taxed at 30%. The Board would need to make enough interest to make tax and accounting on interest worthwhile.

A homeowner asked about the entrance improvements. Todd Jasper reported that the landscaping company is having trouble keeping laborers. He plans to return on March 27<sup>th</sup> to finish across from mailboxes. There will be a small stacked wall, rocks, yuccas, and a small 20x20 paved area. Electrical lines were redone after the lines in irrigation boxes got wet. New conduit was laid and boxes were brought up to code. The actual entrance is in the process of an ongoing investigating of what needs to be done. A contractor from Phoenix was helping provide options for erosion control. \$1,500 was paid for his initial onsite survey inspection. He wanted another \$8,500 to provide plans and an actual survey, and he gave a rough bid of \$165,000 to build and place rock baskets to control the erosion in the entrance. It was an incomplete bid. It did not include the rock to fill the baskets. We will not proceed further with this contractor. We've investigated other options such as shot-crete, walls, and fencing. There are drainage concerns that need to be looked into. Ortega is building walls in Parker and the Board will reach out to them. Pour in place concrete was looked into and it is too costly and the entrance would have to be closed. Need to look into property lines to see where encroachments are. Priority is to correct erosion onto the entrance. Board Members spoke with federal fish and game who signed off on it up to 2 years to let us do what we want to on that side. They will not do anything to fix it. Advised us to call if it falls

down. DOT owns some of it and they gave the same answer. Carl Loftis asked if homeowners were asked to direct their water to stop the erosion. There is a 24” culvert underground that should catch the water and run it out the end towards our drains. Berm and pipe going to the culvert was recommended by Carl.

An owner asked about Water testing. It is hard water with a lot of minerals in them but it was deemed safe. We are still trying to speak to the water department all the time about adding hydrants. Problem with hydrants is no matter how many we have – the tank will empty. The fire department knows that if we do have a fire, they will automatically dispatch water tank trucks. We would like to see the water company put in a 2<sup>nd</sup> tank. The way it works is the well and pumping station pump 24 hours a day so it does not cook the water in the metal tank. Water not used spills into the ravine when it gets too full.

### **GENERAL BUSINESS:**

- Secretary’s Report:
  - 1) February 15<sup>th</sup>, 2023 Minutes: The Secretary Julie Jasper reported the Minutes have been read and are accurate.  
**Action: Julie Jasper made a motion to approve the Minutes as written. Mindy Donahue seconded. Vote 6-0.**
  
- Treasurer’s Report
  - 1) February 2023 Financial Statements: The Treasurer Stephanie Mansell provided a summary on the Financial Statements. The checking account balance is \$71,426.09 and the reserve account is \$257,193.30.  
**Action: Stephanie Mansell made a motion to approve the Financial Statements as presented through February 2023. Julie Jasper seconded. Vote 6-0.**  
In response to the previous question of posting the financial statements online there was discussion that the site is public and not password protected. The Manager offered to email Minutes and Financials quarterly. An owner can call or email the Manager’s office to have statements forwarded as well.  
**Action: Todd Jasper made a motion to have the Manager email the minutes and financials at the end of each quarter. Mindy Donahue seconded. Vote 6-0.**  
The Manager reported that everyone has paid the 2022 dues except 1 owner who is on a payment plan with the Attorney.
  - 2) Property Transfers: 944 Swan is in escrow with a sale pending.

### **UNFINISHED BUSINESS:**

- Dumpster Qty/Size Changes:  
Dumpster area updated with new gates. 8’ gates working well – the larger gates we had sag and break. We have less dumpsters but bigger dumpsters now to help trash company access the dump area easier. The \$500 fee to swap out the dumpsters was waived.

### **NEW BUSINESS:**

- **Open Items**

Julie Jasper reported that over the next 2 months, the Board will go through and highlight where improvements and clarifications can be suggested in the CC&R's & Bylaws. One owner asked that each item be voted for individually so an all or nothing no vote does not cancel things people may want.

We had an incident where concrete was poured at 2:30 a.m. What happened was the contractor approved the pour, not the homeowner. The homeowner put out an apology on the neighborhood facebook page and promised it will not happen again. What we would like to do going forward is get advanced notice and alert neighbors of early pours.

Todd Jasper reported that the weeds are bad and owners need to start removing them. The Board will give everyone 2 months to get the weeds removed. An email will be sent out to all owners, and then those that do not take care of their weeds by June 1<sup>st</sup> will receive a violation notice. Todd and the Manager will assist those that need help finding service people.

**NEXT REGULAR BOARD MEETING DATE:** Wednesday April 19<sup>th</sup>, 2023 at 5:30 P.M.

**Adjournment:** 11:15am