



Hillcrest Bay, Inc. Homeowners Association
Board of Directors Regular Session Meeting Minutes
Saturday March 20th, 2021 at 9:00 A.M.
Location: 880 Crystal View

Call to Order: 9:00 A.M.

Board Members Present:

Todd Jasper – President
Mindy Donahue – Vice President
Stephanie Mansell – Treasurer
Julie Jasper – Secretary
Bill Horn – Director at Large
David Pulliam – Director at Large

Board Members Not Present:

Roy Hokersen – Director at Large

Management Present:

Amy Telnes

Homeowners Forum:

- Owner has an issue with a neighbor building a shed on his property. It was recommended he contact the county regarding the encroachment.

GENERAL BUSINESS:

- Secretary's Report:
Ratification of the Regular Session Minutes from February 20th, 2021:
Todd Jasper provided an overview and follow up to items printed in the Minutes. He found out one side of the entrance belongs to AZ Fish & Game and AZ Dot. We cannot do anything with that hill without their consent. Todd is looking into options to protect erosion. Fencing, shotcrete, and digging the hill out are options. All keys to common areas were retrieved.
Action: Todd Jasper made a motion to approve the Minutes as written. Stephanie Mansell seconded. Vote 6-0.
- Treasurer's Report
Review of the February 2021 Financial Statements
Stephanie Mansell reported all account signers are in order and all former Board Members who were signers are removed.
Action: Stephanie Mansell made a motion to approve the Financial Statements as presented. Mindy Donahue second. Vote 6-0.
- The Board requested property transfer information be added back onto the Meeting Agenda.

COMMITTEE REPORTS:

- Master Plan / Street Committee

Water line and hydrants: We are not gravity fed water. We have 4" water lines and 6" hydrants. With no pressure, standpipes with a valve on top are a better option than hydrants. Hydrants cost approx. \$4500 each and we can pay much less for all the standpipes needed. Grant money cannot reimburse. Grant money is for new only. Ricky is going to a class to learn how to write grants better. Best case scenario is we are 1 year from a grant. Worse case is 3 years away from grant. The 3 most important areas of concern remain, Streets, Entrance, & Fire Hydrants/Standpipes.

The Board reported the problem we see with the community improvement plan is the committee wants a \$50,000 approval per year. With an expected total cost of 1.7 million, the vote will not pass based on history. Board Members met with Mike Davis for street repair options.

Mike Davis gave 3 options.

- 1) Re-paving roads – complete removal down to the dirt, excavate & compact & 2" asphalt. \$918,000 and \$28,000 for gutters.
- 2) Chip sealing – clean and fill cracks and apply a layer to the existing surface and spread \$105,000 and \$28,000 for gutters.
- 3) Crack fill, asphalt patching, chip seal entrance (2000 LF will be chip sealed. – seal coat rest) \$46,680 and \$28,000 for gutters to total \$74,680.

Hydrants will cost \$22,500 and Stand pipes will cost \$10,500.

There was discussion and questions regarding each option.

Action: Stephanie Mansell made a motion to approve Option 3 with the valley gutters and standpipes and to send out a ballot prepared by the Association's Attorney to fund the project to the owners since it exceeds the \$9,000 spending cap set forth in the By-Laws. Julie Jasper seconded. Vote 6-0.

- Architectural Committee:
 - 1) 880 Crystal View paver request approved.
- Landscaping Committee
 - 1) The Board reviewed 1 quote to build a retaining wall by the mail boxes for \$4800 and 1 quote to add drought tolerant landscaping and replace irrigation by the mailboxes for \$7800.
Action: Todd made a motion to approve both bids. Stephanie Mansell seconded. Vote 5-1.

UNFINISHED BUSINESS:

- Demographics Survey: The Board Members are continuing to work on gathering surveys.

NEW BUSINESS:

- The Board reported the Master Insurance Policy was renewed with Beaver Insurance. We received 2 other bids. One from Farmers and 1 from Labarre Oksnee. Some additional insurance may be purchased as a result of what the other agencies recommended.

Next Meeting – April 17th, 2021 at 9:00 A.M.

Adjournment: With no further business, the Board Meeting was adjourned at 10:46 A.M.