



Hillcrest Bay, Inc. Homeowners Association
Board of Directors Regular Session Meeting Minutes
Saturday April 17th, 2021 at 9:00 A.M.
Location: 880 Crystal View

The Board Meeting was called to order at 9:00 A.M.

Board Members Present:

Todd Jasper – President
Mindy Donahue – Vice President
Stephanie Mansell – Treasurer
Julie Jasper – Secretary
Roy Hokersen – Director at Large

Board Members Not Present:

Bill Horn – Director at Large
David Pulliam – Director at Large

Management Present:

Amy Telnes

Homeowners Forum - Homeowners have 3 minutes to speak:

- One owner asked for information regarding the Architectural Committee. The Guidelines and Application were provided to him.
- One owner asked for the best internet and phone options. Those in attendance recommended Hughes for the internet and AT&T for the phone.

GENERAL BUSINESS:

- Secretary's Report:
The Board reviewed the Regular Session Minutes from March 20th, 2021.
Action: Stephanie Mansell made a motion to approve the Minutes as written. Julie Jasper seconded. Vote 5-0.
- Treasurer's Report:
 - 1) The Manager reviewed the Balance Sheet and P&L Statement at 3-31-2021.
 - 2) Todd Jasper reported the wall contract for the hardscape at the mail box has been completed. The landscaping contract will be next. The evergreens will be removed and desert drought tolerant plants will be added to newly made planter area. The Board would like to see the P&L reflect these expenses with line items separated out from landscaping. The wall work will be titled Hardscaping Project at Mailboxes and the new plants will be titled Landscaping Project at the Mailboxes so everyone is clear what the money was spent on.

- 3) The Board discussed raising the 2021-2022 Annual Assessment by \$20. All those in attendance agreed this is reasonable and affordable. Costs are going up and this will help us prepare for future expenses.

Action: Todd Jasper made a motion to raise the 2021-2022 Annual Assessment to \$360 per lot. Stephanie Mansell seconded. Vote 5-0. To notify owners, this will be posted on the website, emailed to owners, and written notice will be placed in the Special Meeting Notice mailer planned to be mailed next week.

- 4) Without mentioning names or address, the Manager provided a written list to only the Board Members of 4 delinquent accounts recommended to be sent to the Attorney for non-payment. All 4 accounts have been mailed a final demand via certified mail and still have not paid. The Manager was instructed to send all 4 accounts to the Attorney for collection.

- Property transferred reported: 937 Linger, 825 Noble View, and 827 Bay View.

COMMITTEE REPORTS:

- Master Plan / Street Committee:
Concerns with the entrance hillsides were discussed. The Manager tried to get a bid to secure the hillsides with chain link but was told the design must be engineered. Todd Jasper will call ADOT to see if they can provide an engineered design we can use.
- Architectural Committee: None
- Landscaping Committee: Already discussed with the Treasurer's report

UNFINISHED BUSINESS:

- Demographics Survey: None
- Owner Vote for Street Repairs
With 81 surveys received to date, the Board reported that hydrants, streets, and the entrance are coming back as most important to owners. Some people want signs for speed and no turn around and Todd Jasper will look into. Board Members and Committee Members met with contractor Michael Davis to find solutions to our streets. The proposal to repair the streets is \$96,000. The Board Members summarized the bid for those in attendance. The Board explained that standpipe with a single valve will be used. Hydrants are expensive and standpipes are not. The Buckskin Fire Chief says that is fine and they will assist in ordering these for us and doing a quick connect that makes it easier for them to connect to. After this is done, we need to plan on street maintenance in approx. 3 years at a cost of approx. \$35,000. Per our By-Laws, due to the cost, this project will need to go to a vote to the Community. The Association has the funds to pay for this project, so owners will not be asked to pay a special assessment for this project.
Action: Todd Jasper made a motion to put the contract out to the owners for approval and if the owners vote to approve the work, the Board will approve the bid. Stephanie Mansell seconded. Vote 5-0. The project is expected to be completed in 3 weeks. The Board will work with the Community on parking and access to homes.

NEW BUSINESS:

The Board will hold a special meeting on May 5th, 2021 for the street maintenance vote so there will be no May Regular Board Meeting. The next Board Meeting will be June 19th, at 9:00 A.M.

With no further business, the Board Meeting was adjourned at: 10:15 A.M.