



Hillcrest Bay, Inc. Homeowners Association  
Board of Directors Regular Session Meeting Minutes  
Wednesday April 17<sup>th</sup>, 2024 at 5:30 P.M.  
Location: 919 Linger

**Call to Order: 5:34 P.M.**

**Board Members Present:**

Todd Jasper – President (by phone)  
Julie Jasper – Secretary  
Stephanie Mansell – Treasurer  
Keith Kilpatrick - Director  
Dan Frederiksen – Director  
Bill Wright – Director

**Board Members Not Present:**

Mindy Donahue – Vice President

**Management Present:**

Amy Telnes

**Homeowners Forum:** None

**GENERAL BUSINESS:**

- Secretary's Report:
  - 1) Annual Meeting Minutes
  - 2) January 17<sup>th</sup>, 2024 Minutes
    - Tabled: Minutes were not finished. Manager will finish and forward to the Board.
- Treasurer's Report
  - 1) Financial Statements: Dec 2023, Jan 2024, Feb 2024, & Mar 2024
    - Action: Stephanie Mansell made a motion to approve the Financial Statements (Dec thru Mar). Julie Jasper seconded. Vote 5-0.**
  - 2) Delinquency Report: The last delinquent owner has sold their lot 4/12/24 and the title company will send us the delinquent balance. Once received all owners will be paid in full for the 2023-2024 fiscal year.
  - 3) Property Transfers: 2875 Hillcrest Drive

**COMMITTEE REPORTS:** None

**UNFINISHED BUSINESS:**

- 1) Report on Entrance & Common Area Improvement Projects: Julie Jasper reported the entrance block has been purchased and placed. Rock will be coming in to place around monument. Any rock left over will go around the planter by the dumpster. Blocks are not the same color. Matching the color is on the back burner. Staining is an option. A survey was completed in the entrance by Lemmi. Drainage will be assessed with the owners. Drain pipe on top of the hill has collapsed. Owners will then have a place to drain. GSI looked at the stability of the hill. Other contractors have looked. Mike Davis had suggested putting in a cement gutter.
- 2) Report on Hydrants/Standpipes Project:  
85% complete. We had to put Joe on hold to finish with backfilling. We were delayed 3 days to get a truck moved. We had some leaks. Island has to be backfilled. Within a week he'll finish backfilling and grade. We may need to get a bid to put rock on top of the island. A few areas may need to be protected with barriers and clean up the final look. Materials cost approx. \$27,000 & Labor approx. \$8,000. Budget was \$40,000. Water co is still talking about restoring the 2<sup>nd</sup> tank and replacing the shut off valves. Jeff is going to show us how to turn on all the pumps if we ever needed a lot of water.
- 3) By-Law Revisions: signed & recorded. Manager to insert the amendments in the original document.

#### **NEW BUSINESS:**

- July 2024 to June 2025 Budget Discussions:  
The Board will not be raising dues. The CD interest add extra income. Trash will be increased to \$1100 a month. The new landscaper is a little more. The landscaping contract will be increased to \$300 per month, The Board is happy with the landscaping services. No particular projects planned, \$20,000 will be allocated for unspecified capital improvements.
- Open Items:  
Bill Wright stated his concerns about AIR BnB rentals. There is a current requirement for owners to register their rentals with the Association. An email reminder will go out to owners. Cathy Wright will review the rules and other Association's rules. This will be placed on the agenda to for next meeting.

**NEXT REGULAR BOARD MEETING DATE & Location:** Wednesday June 19<sup>th</sup>, 2024  
at 5:30 P.M. Location TBT

**Adjournment:** 6:47 P.M.