



Hillcrest Bay, Inc. Homeowners Association
Board of Directors Regular Session Meeting Minutes
Wednesday April 20th, 2022 at 5:30 P.M.
Location: 880 Crystal View

Call Meeting to Order: 5:30 P.M.

Board Members Present:

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

Board Members Not Present:

David Pulliam – Director
Bill Horn – Director

Management Present:

Amy Telnes

Homeowners Forum - Homeowners have 3 minutes to speak:

- 1) Kevin Martin – 866 Max View: Recommended to the Board to look at phasing street replacement. Asked about solar restrictions. An HOA cannot make restrictions that add to the cost or reduce efficiency. Todd Jasper explained how the CC&R height restrictions work in this Community. Recommended vacant lot owners be responsible for their run off in the streets. Todd explained we are looking at purchasing a FOD sweeping system. Mike Davis, the street contractor recently made a street inspection and he will be by after Memorial Day to do clean up and warranty sealing.

GENERAL BUSINESS:

- Secretary's Report:
March 16th, 2022 Minutes
Action: Julie Jasper made a motion to approve the Minutes as written. Stephanie Mansell seconded. Vote 5-0.
- Treasurer's Report
 - 1) March 2022 Financial Statements
Action: Stephanie Mansell made a motion to approve the Financials as presented. Todd Jasper seconded. Vote 5-0.
 - 2) Website Expenses: Stephanie Mansell reported were paying for a deluxe website builder package and a group calendar that we don't need. She received a credit of \$854.34 and a lower monthly fee.

- 3) Delinquency Report: All delinquencies except 2 have been collected or put on payment plans. The remaining 2 are in probate. The \$1100 owed was reported to the probate Attorney. The Board will be mindful not to spend more than what is owed to collect. The Board expects to get paid when the probate closes.
- 4) Property Transfers: 897 Max View Drive

COMMITTEE REPORTS:

- Architectural Committee: None
- Landscaping Committee: None
- Lot Violations
 - 1) Drainage Complaint: Property owner is in the process of notifying the contractor responsible of what needs to be completed to correct.
 - 2) APS Touchable Line: Property owner will call and notify APS.

UNFINISHED BUSINESS:

- Hillcrest Water / Hydrants: Nothing new to report
- Internet Grant Opportunity: Nothing new to report. Starlink internet was reported to be working well for several owners in attendance.
- Street Sweeping Bids: We received bids for a sweeping service between \$1100 and \$1700 a month. Purchasing a sweeper for \$7,000 is still an option. Brush maint. costs were discussed. Purchasing an inexpensive utility vehicle to tow it was discussed. There was a discussion about putting long term maintenance programs in place.
- A large Dumpster will be on site May 24th – 31st
 - 1) Notices: Email blast will go out notifying the owners.

NEW BUSINESS:

- There is a commercial trailer that regularly parks in the common area longer than 72 hours that the Board is receiving complaints about. That area is for temporary overflow parking. The HOA Manager will review the CC&R's and the rules to determine the specific violation and create a draft letter for Board approval that will be sent to the homeowner.
- The Board was informed the resident water rep is looking to retire. The position is a liaison to the water company and their emergency contact.

NEXT REGULAR BOARD MEETING DATE: May 25th, 2022 at 5:30 P.M.

Adjournment: 6:48 P.M.