



Hillcrest Bay, Inc. Homeowners Association  
Board of Directors Regular Session Meeting Minutes  
Wednesday May 25<sup>th</sup>, 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  
Julie Jasper – Secretary  
Bill Horn – Director  
Bill Wright – Director

**Board Members Not Present:**

Stephanie Mansell – Treasurer  
David Pulliam – Director

**Management Present:**

Amy Telnes

**Homeowners Forum** - Homeowners have 3 minutes to speak.

Bill Wright requested a water test at a cost of \$225. He believes the water is bad for humans and dogs. Todd Jasper reported he spoke with Jeff from Hillcrest Water and was told they had to recently replace a well head that set them back, and it was more of a priority than the isolation valves Todd again inquired about. Jackie Johnson believes there are records from prior water tests. Cathy Wright will see if those test records can be retrieved.

**Action: Todd Jasper made a motion to authorize the \$225 to have the water tested provided recent test results are not available. Mindy Donahue seconded. Vote 5-0.**

There was a request to put emergency numbers for the utilities on the website or bulletin board. Street light across from Bill Horn flickers and Todd Jasper has been told it has been fixed twice. Todd will call again to request APS repair it.

**GENERAL BUSINESS:**

- Secretary's Report:
  - 1) April 20<sup>th</sup>, 2022 Minutes  
**Action: Julie Jasper made a motion to approve the Minutes as written. Todd Jasper seconded. Vote 5-0.**
- Treasurer's Report
  - 1) April 2022 Financial Statements  
**Action: Todd Jasper made a motion to approve the Financial Statements as presented. Mindy Donahue seconded. Vote 5-0.**
  - 2) Delinquency Report – Payments are being received on all payment plans. Notice was provided to the appropriate Attorney on 2 properties in probate.
  - 3) Property Transfers: None

### **COMMITTEE REPORTS:**

- Architectural Committee - Bill Wright received a bid for split face block walls in the entrance. First 130 feet will be 12 – 15 feet high, then drop down in sections to the end at 3-4 feet high. The bid is \$476,000. Bill said we can do in phases. There is a second bid forthcoming. It was asked why we cannot knock it back? Bill Wright responded there is a concern of undermining if we did that. The wall will require engineering, which was included in the bid. A future meeting of the Board will be needed to figure out the exact scope of work and what the special assessment amount would be needed to be approved by the owners to proceed.
- Landscaping Committee – Entrance on hold. Landscaper cannot look at until September. This is the entrance side opposite where the block wall is proposed.
- Lot Violations – The Manager requires Board direction on a few outstanding violations which will take place in private after the Meeting.

### **UNFINISHED BUSINESS:**

- Hillcrest Water / Hydrants – Bill Wright stated his concerns going into the fire season and hydrants not being a priority for the water company. The Board will wait until the water results are back and deal with everything at once with the corporation commission if necessary.
- Internet Grant Opportunity – We believe this is progressing, but nothing to report. Starlink is still the best option.
- Street Sweeping Bids – Nothing new to report. Buying a tow behind a sweeper is still an option. Cost is probably is more now.
- Clean Up Days - Extra Dumpster May 24<sup>th</sup> – 31<sup>st</sup>. It was questioned whether the dumpster was 40 yards. An owner volunteered to go measure and calculate the yards and report back to the Board to make sure we got the dumpster size we ordered.
- Commercial Trailer Parking. Seems to have stopped after the letter to the homeowner was sent. The trailer hiding the security camera was mentioned as a concern.

### **NEW BUSINESS:**

- The 2022 Annual Meeting date was set for Saturday September 24<sup>th</sup>, 2022 at 10:00 A.M. Jackie Johnson agreed to contract The Springs to reserve their room and the refreshments.
- 2022 – 2023 Budget Discussions - The Board discussed the need to keep progressing with capital improvements in the community with erosion control, landscaping upgrades, and street maintenance. Those in attendance discussed raising the dues \$20 per lot on July 1<sup>st</sup>.

**Action: Julie Jasper made a motion to raise the annual dues \$20 per lot on July 1<sup>st</sup>. Bill Wright seconded. Vote 5-0.**

The Manager will email, post on the website, and mail the dues increase notice. The notice will be printed on a post card to save on expenses of envelopes and packaging, and to be able use lower cost postage.

**NEXT REGULAR BOARD MEETING DATE:** June 15<sup>th</sup>, 2022 at 5:30 P.M.

Adjournment: 6:35 P.M.