



HILLCREST BAY, INC. HOMEOWNER ASSOCIATION
ANNUAL MEMBERSHIP MEETING MINUTES – SECOND DRAFT
SEPTEMBER 27th, 2025 at 10:00 A.M.
LOCATION: Havasu Springs Resort, Oasis Room

I. Call to Order

Todd Jasper called meeting to order at 10:06 a.m.

II. Quorum Verification

Quorum was met with 52 total votes needed. 103.5 votes were received.

III. Appoint Inspectors of Election

Beverly Lauer and Susan DeWeese were volunteers at the meeting to count the votes. NO objections were made to oppose the vote inspectors.

IV. Announcement of Candidates – Introductions (*if Present*)

Todd Jasper

Julie Jasper

Mindy Donahue

Dan Frederiksen (not present)

V. Last Call for Ballots

Last call was made for any additional ballots. No additional votes were submitted.

VI. Introduction of Current Board Members

President – Todd Jasper

Vice President – Dan Frederiksen

Secretary – Julie Jasper

Treasurer – Stephanie Mansell

Directors – Mindy Donahue

Ed Lauer

Keith Kilpatrick

VII. Approval of the Minutes from previous year's Annual Membership Meeting

The Secretary Julie Jasper made a motion to approve previous year annual meeting minutes. Stephanie Mansell seconded. Unanimous Approval.

VIII. Officer Reports:

Todd Jasper President: Community Report

The front entrance landscaping has been completed. The block wall has been raised, plants were added, and lights installed. Painting the wall to match block color is still needing to be completed.

Todd Jasper, Ed Lauer and Keith Kilpatrick will complete the painting of blocks with the approved color.

The Hillcrestbay.com website was updated to be more user friendly – announcements of projects were added to the front page.

Stephanie Mansell Treasurer: Financial Report

As of June 30th 2025: \$20,366.04 in checking, \$4,000 in Compliance Deposits, \$50,530.05 in general reserve savings. There is \$216,260.67 in a CD for Reserve Funds. \$20,251 in interest has been earned to date. The Budget was presented and distributed.

IX. New Business:

There is still an on-going issue with trash receptacle area regarding dumping objects that are too large for the receptacles and leaving items next to, rather than inside the receptacle, or hauled to the dump. The Board of Directors are looking to update the camera system on front of the community to monitor the trash receptacle area and have footage of the entrance for those coming and going. Large items like couches and beds are being left at the trash area which is prohibited. The Board of Directors have volunteered to monitor the cameras for if future problems occur. A policy will be made on how to handle violations regarding the trash area. New parking signage will be installed in front of the mailbox area.

X. Open Items from the Floor

- Cameras were discussed. WeCom, Starlink internet and Verizon 5G box was suggested. Blink cameras came up as a suggestion to use and something that will work for vision during the night at the trash receptacle area.
- Water tank fire backup – which is a separate entity and the Association does not have control over, therefore it is up to the water company to perform updates. Please clear dirt, plants, and weeds around the water meter for accurate billing. Owners urge fellow owners with water issues to contact the water company for better chances for the utility company to give attention to its Hillcrest Bay owner customers. The water company has received requests from several owners to update the 2 water pumps at hill crest to hold more water in case of a fire. Entrance landscaping and irrigation will be an ongoing discussion regarding updates and watering. Southwestern utility is listed on your water bill to contact in case of any water utility issues. The Board of Directors will double check to make sure water company contact information on the Hillcrest Bay website to help owners get in touch with the utility company when needed.
- The Board of Directors have been discussing having the roads resealed again which should generally happen about every 2 years to keep road in great shape which will also include street sweeping prior to the sealing.
- Roll off dumpsters (most likely 2 total roll off dumpsters) will be brought in around Thanksgiving for the community junk haul off for all owners.
- One owner asked about at community yard sale that happened previously, not a lot of reception was given from owners at least to the Board of Directors, therefore, it hasn't happened again but it is a possibility if owners want to use the Facebook page or get together to possibly have a community yard sale.
- One owner asked about having zoom capabilities for owners out of town to be able to join the next meeting. The Board of Directors is open to trying this as an option.

XI. Announcement of Election Results

All 4 owners were reelected.

Todd Jasper

Dan Frederickson

Julie Jasper

Mindy Donahue

XII. Adjournment of the Annual Meeting: 11:10 A.M.

Todd Jasper made a motion to adjourn the Annual Meeting. Ed Lauer seconded. Unanimously approved. Board of Directors were all in favor.

Open Organizational Board Meeting at 11:10 A.M.

- 1) Assign Officer Positions
Treasurer: Stephanie Mansell
Secretary: Julie Jasper
Vice President: Dan Frederickson
President: Todd Jasper

- 2) Set up Dates, Times, & Location of Board Meeting

All upcoming Board Meetings will be at the Jasper residence unless further updates are given:

Wednesday October 22nd 2025 at 5:30 p.m. – Board Meeting

Wednesday January 21st 2026 at 5:30 p.m. – Board Meeting

Saturday April 25th, 2026 at 10:00 a.m. – Board Meeting

Wednesday June 17th, 2026 at 5:30 p.m. – Board Meeting

The next Annual Meeting was set for September 26th 2026. – Location to be determined.

- 3) Vote on Items Requiring Action from the Annual Meeting Discussions
 - Stephanie Mansell made a motion to finalize the budget for the fiscal year. Julie Jasper seconded. Vote 6-0.
- 4) Adjournment of the Organizational Board Meeting: 11:30 A.M.