



**HILLCREST BAY, INC. HOMEOWNER ASSOCIATION  
ANNUAL MEMBERSHIP MEETING MINUTES  
SEPTEMBER 28<sup>th</sup>, 2024 at 10:00 A.M.  
LOCATION: Havasu Springs Resort, Oasis Room  
**DRAFT – SUBJECT TO APPROVAL****

- I. **Call to Order:** 10:06 A.M.
- II. **Quorum Verification:** 129.25 Ballots Received
- III. **Appoint Inspectors of Election:** David & Susan Dewees
- IV. **Announcement of Candidates – Introductions of all present:**  
Keith Kilpatrick  
Stephanie Mansell  
Bill Horn  
Ed Lauer
- V. **Last Call for Ballots:** Secretary Julie Jasper made a last call for Ballots
- VI. **Introduction of Current Board Members:**  
**President** – Todd Jasper                      **Vice President** – Mindy Donahue  
**Secretary** – Julie Jasper                      **Treasurer** – Stephanie Mansell  
**Directors** – Dan Frederiksen, Keith Kilpatrick  
(Bill Wright not present)
- VII. **Approval of the Minutes from previous year's Annual Membership Meeting:**  
Action: Julie Jasper made a motion to approve the Minutes as written. Stephanie Mansell seconded.  
Unanimous Approval.

**VIII. Officer Reports:**

The President Todd Jasper provided a Community Report. We were able to finish the planned front area improvements. We have a landscaping company that comes in and maintains everything on a monthly basis. Standpipe project was completed. We plan to improve the look of the standpipes from how they were left by the water co. We will repaint to a better yellow and add reflective tape. The fire department will be testing.

Board Member Dan Frederiksen reported we're still investigating erosion issues. We have some options and we've consulted many contractors. It is a tough area for equipment to access. A few places with large exposed rocks are a concern. We had a survey and it was learned that from the yellow mark at the street sign to the highway is ADOT property. ADOT will dig out the hill if it falls, but they will not improve it now. They will allow us to do improvements. A wall was built as an improvement on the other side which is owned by Fish & Game. The two-toned colors of the blocks will be addressed and matched up after the weather cools down. Whatever we do to try to resolve the erosion issues will require community involvement and approval. The Board is limited to spending no more than \$20,000 of existing Association funds per

project without an owner vote of approval, and an owner vote is also required to charge a special assessment to fund these projects. It will be a large amount to correct all the erosion issues. We'll need to know if the community will support proposed projects and funding. A questionnaire of options may go out to see what the Community wants to do. This has not been forgotten, there just needs to be a good plan for the solution, and we need to find a contractor willing to do the work, and we need Community support of funding.

The Treasurer Stephanie Mansell provided a 2023-2024 Fiscal Year End Report and 2024-2025 Budget Report. Stephanie reported the cash balances at 6/30/2024.

Checking: \$ 1,522.56

Reserve – General Savings: \$ 50,520.02

Reserve – CD: \$ 210,161.38

Compliance Deposits Held: \$ 2,000.00

We earned interest income of \$10,172.53. on the CD. \$3,000 of that will be paid in income tax. Still a good deal to net \$7,000 for future projects. The standpipe project was budgeted at \$40,000 with 10% for contingencies. Total project was \$43,418.30. Dan Fredericksen requested the accountant who prepared the tax return be asked if the stand pipe project could offset the tax.

## **IX. Open Items from the Floor**

- The Board reported they will be touching up streets in a couple areas.
- An Owner would like to build a carport: All the paperwork is on the Association's website: **hillcrestbay.com** Click on ARC and print out and return the forms. A permit is needed from the County.
- An owner backing up to the entrance reported safety issues with his property and an inconsistency with the drain. The Board will look into what they can do to help. The survey will be provided to the lot owner. The zero lot line and existing encroachments make it confusing who is responsible for what. The Board reported no fix is easy. Footings needed for a wall will extend into the already narrow entrance. Tearing into the other side to make more room also presents a challenge. We also have a fashion vs. function problem. Some of the less expensive solutions will not look the best.
- The Board asked everyone to spread the word to take better care of the trash area. No furniture, tall lamps, BBQ's, appliances, etc. can be left on the ground in the trash area. No one wants it. The trash company will not pick up if not in the dumpster. The Board Members end up having to clean it up. We don't want to lose our rights to use that property, which does not belong to us because people don't dispose of their trash properly. If you have something you want to give away, please put it in your front yard with a free sign for a few days. If no one takes it, then put it in our dumpsters if it fits, and haul it to the dump if it does not fit in the dumpster.
- A large dumpster will be in the Community for the Thanksgiving week-end.
- Those in attendance wanted to recognize Roy Hokenson who has been in the community for a long time and did a lot for the community. He was the water rep for many years. A plaque acknowledging his service and placed in the common area will be looked into.
- An owner present asked on behalf of another owner not present if the CC&R's could be updated to restrict solar height. State laws restrict what an HOA can prohibit with solar. An HOA cannot make restrictions that add to the cost or reduce efficiency. Height restrictions would need to be within reason. Legal help will be needed to ensure the law is followed on any restriction. CC&R changes require an owner vote. The Board cannot just change the CC&R's.
- An owner requested a pickleball court be built.
- The Board asked if anyone had any issues with decorating the entrance for Christmas. The response was favorable. Decoration donations will be accepted.

**X. Announcement of Election Results:** Elected to the Board were:

Ed Lauer: 127.75 votes

Keith Kilpatrick: 117.75 votes

Stephanie Mansell: 75.5 votes

Also running and willing to volunteer, but not elected was Bill Horn with 59.5 votes. Thanks was extended to Bill Horn for willing to help.

**XI. Adjournment of the Annual Meeting:** 10.56 A.M.

**Open Organizational Board Meeting:** 11: 00 A.M.

**1) Assign Officer Positions:** Upon motion made, seconded, and unanimous approval, the following Officer Positions were assigned as follows:

President: Todd Jasper

Vice President: Dan Frederiksen

Secretary: Julie Jasper

Treasurer: Stephanie Mansell

Directors: Keith Kilpatrick, Mindy Donahue, and Ed Lauer

Architectural Committee Chairman: Ed Lauer

Architectural Committee Member: Keith Kilpatrick

**2) Set up Dates, Times, & Location of Board Meetings:**

- The Board will meet the third Wednesdays at 5:30 P.M.

October 16<sup>th</sup>

December 18<sup>th</sup>

February 19<sup>th</sup>

May 21<sup>st</sup>

Locations to be determined and may be at the springs or rotating homes of those willing to host

- In April there will be a Saturday BBQ meeting – date & location to be determined
- The 2025 Annual Meeting will be held in September at the Springs – date to be determined

**3) Vote on Items Requiring Action from the Annual Meeting Discussions:**

- Upon motion made and seconded, it was unanimously agreed that the bricks and painting at the hydrants and staining the 2 two-toned block in the entrance will be completed. Board Members Keith Kilpatrick, Ed Lauer, and Todd Jasper will work together to get the materials and get it done.
- It was unanimously agreed metal yard art will be added in the entrance. The Board will find some pieces that will look nice to avoid having to irrigate that area.

**4) Adjournment of the Organizational Board Meeting:** 11:30 A.M.