



Hillcrest Bay, Inc. Homeowners Association
Board of Directors Regular Session Meeting Minutes
Wednesday June 28th, 2023 at 5:30 P.M.
Location: 880 Crystal View

Call to Order: 5:30 P.M.

Board Members Present:

Todd Jasper – President
Mindy Donahue – Vice President
Julie Jasper – Secretary
Bill Wright – Director
Bill Horn – Director

Board Members Not Present:

Stephanie Mansell – Treasurer
Keith Kilpatrick - Director

Management Present:

Amy Telnes

Homeowners Forum: None

GENERAL BUSINESS:

- Secretary's Report:
 - 1) May 17th, 2023 Minutes
Action: Julie Jasper made a motion to approve the Minutes as written. Todd seconded. Vote 5-0.

- Treasurer's Report
 - 1) May 2023 Financial Statements
Action: Todd Jasper made a motion to approve the Financial Statements as presented. Mindy Donahue seconded. Vote 5-0.
 - 2) Property Transfers: None
Todd reported on a couple of properties with weed violations that are being cleaned up or looking for people to hire. Todd will look in the White Sheet to see if he can find someone if Chris cannot do the work.

COMMITTEE REPORTS: None

UNFINISHED BUSINESS:

- Street Maintenance Project Report: Todd Jasper reported the street project is complete.

- Entrance & Common Area Improvement Projects: Todd Jasper presented the final bid from Anvil Concrete and Masonry discussed at the last Meeting.

Action: Todd Jasper made a motion to approve the bid. Mindy Donahue seconded. Vote 5-0.

- Julie Jasper reported a new project needs to be discussed on hold from prior years. The water company has decided to move forward with pricing the standpipes for us. Roy Hokerson is being a liaison to get companies and to locate where standpipes are going to go. Our Attorney drafted letters a couple of years ago to alert residents that their consent is needed to put the standpipes on their property that they won't own. Once Roy provides a cost of the materials, there will be an owner vote to approve this expense expected to be approximately \$40,000. The bid will not include a new tank, but 2 pumps can be activated during a fire which will move more water up to the tank quicker.

NEW BUSINESS:

- By-Laws, CC&R's, Guidelines, & Rule Revision Review: The Board continued discussions on revisions. The Board has settled on 3 changes to send out to the owners to vote on:
 - 1) Increase the Board's spending amount. From \$9,000 to \$20,000.
 - 2) Remove Term Limits for the Board Members.
 - 3) Reduce the required number of Board Meetings from 9 meetings 4 Meetings a year.

- 2023-2024 Budget: The 2nd Draft Budget was distributed and reviewed.
 - 1) \$5,000 in interest was added to the income from the CD opened at Foothills Bank
 - 2) \$2,000 was added for street sweeping
 - 3) \$14,200 was added for General Capital Improvements
 - 4) \$6,000 was added for an entrance area survey
 - 5) \$40,000 was added for standpipes/hydrants

Action: Mindy Donahue made a motion to approve the Budget with the 5 additions. Julie Jasper seconded. Vote 5-0.

- Open Items: A letter from a homeowner was read who wanted to put a backup generator on his property and the Board saw no problem with that. No special permit required.

NEXT REGULAR BOARD MEETING DATE: No July or August Board Meetings
Annual Meeting September 23rd, 2023

Adjournment: 6:53 P.M.