



**HILLCREST BAY, INC. HOMEOWNER ASSOCIATION
ANNUAL MEMBERSHIP MEETING MINUTES – **FIRST DRAFT**
SEPTEMBER 24th, 2022 at 10:00 A.M.
LOCATION: Havasu Springs Resort, Oasis Room**

- I. Call to Order:** 10:00 A.M.
- II. Quorum Verification** 102.25 Ballots
- III. Appoint Inspectors of Election:** Todd Jasper made a motion to appoint Carl Loftis & Mary Lou Racine as the Inspectors of Elections. Stephanie Mansell seconded. Unanimous Approval.
- IV. Announcement of Candidates – Introductions if Present**
Incumbent Stephanie Mansell, Incumbent Bill Wright, Kevin Martin, & Keith Kilpatrick
All candidates were present and introduced themselves.
- V. Last Call for Ballots:** President Todd 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 – Bill Horn, Bill Wright
 David Pulliam
- VII. Approval of the Minutes from previous year's Annual Membership Meeting**
Action: Todd Jasper made a motion to approved the Minutes as written. Bill Horn Seconded.
Unanimous approval from those in attendance was received.
- VIII. Officer Reports:**
Todd Jasper the President provided a Community Report
2nd phase across from the mailbox will be completed with landscaping and pavers and will move forward this year. Trash fence is broken. Bid to repair approved. Large dumpster will be back during the week of Thanksgiving. Properties are being cleaned up. Notices were sent for erosion issues and weeds. Residents will have time to correct their lots. Street sweeper was contacted to come in after the monsoons stop. Last conversation with the Water Dept. was they were to be in the Community yesterday to inspect/isolation valves. Todd provided a brief overview on how the water system works and that isolation valves are needed at the end of each street to isolate lines for repairs. We would also like standpipes to be installed throughout the Community. Water company will pay for the isolation valves, but the water company is requiring the HOA pay for the standpipes. The Board would like to combine the projects in order to save on equipment and labor costs. Additional street work is required. A vote to spend over \$9000 will be sent out to all the residents. \$37,500 was the original bid, but due to cost increases we're looking at \$40,000 in repairs and sealing.

Bill Wright, Board Member reported the entrance has an erosion problem. He has only been able to get 1 contractor out of Phoenix to help us. We were provided with some options. 1 is for rock cages – 3 tiers. Option 2 is to do rock cages on the bottom and block walls on top of cages. Contractor believes both options will work. Budget will dictate what we can do. Bill would like to see it look nice. This is on the side where the homes are - to shore up in front of the homes. Controlling drainage will be part of the plan. Bill has a bid to complete a survey of the area for \$1500. Bill would like the Board to approve the bid. Fish and Game owns the property across from the homes and they do not have funds to help us improve the area, but they will help us if the hillside falls. A water study was done and water is good.

Stephanie Mansell the Treasurer provided the 2022 Fiscal Year End Report and 2022-2023 Budget Report.

At 6/30/2022: Checking Balance is \$2452.10

Compliance Deposits: 4000.00

Reserves \$261,959.45

IX. Open Items from the Floor

An owner asked about phone and internet: WeCom is looking into providing services and they tell us soon. AT&T seems to be the best option. Grants for communication are still being looked at. Board recommends Starink. Straight Talk uses the Verizon tower and works.

An owner made a statement that in the main entrance coming in, the property owners should be responsible to their property line and would like those owners to control their drainage to the street. The owner does not want building materials and landscaping trimmings to be dropped in the entrance. Tree trimmings were left there. Trimmings should be hauled off. Believes burying trash is not the way to go. Bill Wright stated this was all done to control erosion and Fish and Game has approved it.

An owner requested meetings on Saturdays. The Board must meet 9 times a year and the dates times are set at the convenience of those that volunteer. Adding some week-end meeting will be considered.

An owner made a request to email future ballots to save costs. We are required to mail. We may be able email first and mail out Ballots to only those that do not choose to vote by email.

An owner asked that Annual Amendments sent out with the Board Election Ballots be considered to fix some of the restraints we have with the documents.

X. Announcement of Election Results:

Stephanie Mansell: 64

Bill Wright: 67

Keith Kilpatrick: 70

Kevin Martin: 28

XI. Adjournment: 11:15 A.M.

Organizational Board Meeting Called to Order: 11.37 A.M.

- 1) Upon motions made, seconded, and unanimous approval, the following Officer Positions were assigned:

President: Todd Jasper

Vice President: Mindy Donahue

Secretary: Julie Jasper

Treasurer: Stephanie Mansell

Directors: Bill Wright, Bill Horn, & Keith Kilpatrick
Architectural Committee Chairman: Bill Wright

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

Oct 19 - 5:30pm

Nov 16 - 5:30pm

NO DECEMBER MEETING

Jan 18 - 5:30pm

Feb 15 - 5:30pm

Mar 18 (Saturday) Time?

April 19 - 5:30pm

May 17 - 5:30pm

June 21 - 5:30pm

NO JULY MEETING

NO AUGUST MEETING

Sept. 23rd - 5:30pm

3) Review & Approve the Fiscal Year End Tax Returns

Action: Todd Jasper made a motion to approve the Tax Returns. Stephanie Mansell seconded. Vote 7-0.

4) Vote on Items Requiring Action from the Annual Meeting Discussions

Bill Wright made a motion to approve the entrance survey bid at cost of \$1500.00. Todd Jasper seconded.

Vote 7-0.

5) Options for the dumpster fence repairs needed were discussed. The Manager will set up a meeting with Armor Fence and Todd Jasper to go over what will work best.

With no further business, the organizational meeting was adjourned at 12:30 P.M.