



Hillcrest Bay, Inc. Homeowners Association
Board of Directors Regular Session Meeting Minutes – **First Draft**
Wednesday May 20th, 2026 at 5:30 P.M.
Location: 880 Crystal View

Call to Order: 5:30 P.M.

Roll Call of the Board:

Board Members Present

Todd Jasper – President
Dan Frederiksen – Vice President
Stephanie Mansell – Treasurer
Julie Jasper – Secretary
Keith Kilpatrick - Director
Mindy Donahue – Director
Ed Lauer – Director

Management Present:

Amy Telnes

Homeowners Forum: None

GENERAL BUSINESS:

- Secretary's Report:
 - 1) April 25th, 2026 Regular Board Meeting Minutes
Action: Ed Lauer made a motion to approve the Minutes as written. Todd Jasper seconded. Vote 7-0.
- Treasurer's Report
 - 1) Financial Statements: April 2026
A cash balance report was provided.
Checking \$43,830.12
Compliance Deposits: \$11,000.00
CD: \$200,000.00
General Reserve: \$74,828.15
Total: \$329,658.27
 - 2) 2026-2027 – Dues & Preliminary Budget Discussions: The Board reviewed the draft budget with comparison between the existing annual dues of \$400 per lot vs. \$420 per lot and discussed a dues raise. Last raise was in 2023. Expenses have risen over the past few years for trash, insurance, bookkeeping, landscaping, and there is a potential water rate increase.
Action: Stephanie Mansell made a motion to increase the annual dues to \$420 per lot effective 7/1/2026. Ed Lauer seconded. Vote 7-0.

- 3) Delinquency Report: Closed Meeting will be held after the Open Board Meeting to Discuss. There are 2 lots delinquent on dues.
- 4) Property Transfers: 830 Linger & 2863 Hillcrest

COMMITTEE REPORTS:

- 1) Architectural Committee:
Committee is working with several owners on projects in progress and nearing completion on lots and existing homes.
The Board hired a contractor to paint the block in the entry and as he was beginning he had an unpleasant experience with 1 homeowner and the painter quit. This incident will be discussed in a closed session. Committee is now seeking out another contractor to bid the job.

UNFINISHED BUSINESS:

- 1) Street Maintenance: Contractor still working at the Springs and that job increased to striping the Springs lot which has delayed our project further. The contractor is at least 2 weeks out before starting our project.
- 2) Hillcrest Water Company Update: The Board was able to meet with 1 of the family members that owns the water company. The meeting was productive and information was exchanged. No decisions were made by the water company.

NEW BUSINESS:

- 1) Open Items: None

SET NEXT MEETING DATE & LOCATION:

The Annual Meeting will be Saturday September 26th, 2026 at 10:00 A.M. at the Springs
There are 3 open seats on the Board. Notice of the open seats and how to run for the Board will be sent to all the owners.

Adjournment: 6:02 P.M.