

Hillcrest Bay, Inc. Homeowners Association
Board of Directors Regular Session Meeting Minutes
Saturday July 18th 2020 at 9:00 A.M.
Location: Telephone Conference

The Hillcrest Bay, Inc Homeowners Association Meeting was held on Saturday, July 18th, 2020. The Board Meeting was called to order at 9:00 A.M. Due to the Covid-19 Virus, the Meeting was held via telephone conference.

Board Members Present:

Dennis Ingram – President
Carl Cotton – Vice President
Grace Babcock – Secretary
Michele Ayers – Treasurer
Mindy Donahue – Director at Large
Tony Elias Calles – Director at Large/Streets
Mari Brenner – Director at Large/Landscape Maintenance
Joe Troya – Director at Large/Architectural Review

Board Members Absent:

Bill Horn – Architectural Review

Management Present:

Amy Telnes – Manager

Homeowners Forum - Homeowners have 3 minutes to speak - **None**

Secretary's Report

Ratification of the June 20th, 2020 Regular Session Minutes
Corrections were made to Governing Committee Chairman name Carl Cotton, Maintenance Committee repeated words removed, Bulletin Board Frame work clarified, and age of mobiles allowed to be moved in is 4 years.

Action: Upon motion made and seconded the Minutes were unanimously approved with the noted changes.

Homeowners Correspondence(s) – The owner of 2882 & 2888 Manor View Drive requested the Association allow him to merge/marry his lots for tax and use reasons. This will not remove the owner's obligation to pay assessments on both lots currently and in the future.

Action: Upon motion made and seconded the Board unanimously approved the merging/marriage of the lots.

Treasurer's Report

The June Financial Statements were reviewed. A couple of the expenses were dated wrong and missing from the June check register. The Manager will correct and redo the June Financial Statements. This is important because these are the fiscal year end statements.

The trash expenses have increased. We had to increase the size of one of the dumpsters. People are overfilling the dumpsters and we are charged for that overage. The Board would like to see a friendly reminder go to everyone advising them of the costs we all incur when the dumpsters are overfilled. Large items need to be taken to the dump or by the golf course.

The Board reviewed the A/R Collection Report. The Manager was able to clean up several more accounts that had minor posting errors. Mostly late fees and finance charges paid had not been booked correctly.

The Board reviewed the changes to the 2020 – 2021 Budget. Increasing professional fees to \$3900 to cover the Attorney attending a future meeting to explain the changes in the CC&R's was discussed. It was discussed that we wait so that we don't upset all the people that just voted no. It was discussed that this is important and we need the Attorney to help educate the owners. It was discussed that due to the Pandemic – we may not even be able to hold our Annual Meeting, and even if we do, the attendance may be low, and then we'd waste money and time having the Attorney attend.

Action: Upon motion made and seconded, it was unanimously agreed to add \$3900 to professional fees to have the Attorney attend a Meeting later on when we can gather enough owners to make the expense worthwhile.

Property Transfers: 2882 & 2888 Manor View closed escrow on June 26th and 880 Swan Drive is in escrow.

Committee Reports:

Street Slurry Committee

Tony Elias Calles provided a report showing his investigation of funding options for street work. Budgetary numbers only were presented. The bid is 8 months old so final numbers may change once an option is chosen, but the numbers give us a good idea on what funding will be required. Tony and Amy will work on a survey and send out with the Ballots so the Board can get direction from the homeowners on which option they prefer.

Architectural/Permit Request

New Permit Application Approval: Lot 24 retaining wall

Active Projects: The spreadsheet will be reviewed and updated by the Committee.

Street Dedication Committee

It was discussed that a survey is required to move forward. The Manager spoke with Lemme and their price of \$12,000 is still good, but there are some extra items in the bid that Lemme believes will be charged. New legal descriptions for resolving issues will be \$1200 per location. \$20,000 that has been budgeted is believed to be sufficient. Since this bid is over the \$9,000 spending limit, it will need to go out to vote by the owners. It was discussed that will go out to vote with the election ballots.

Maintenance and Landscaping Committee

Mari Brenner would like help getting bids to remove the dead plants in the entrance. Amy Telnes requested a scope of work be emailed to her and she will help get bids. Carl Cotton said he can do this work. Carl and Mari will get together in a couple of weeks to remove the dead plants.

Unfinished Business

Dennis Ingram reported the lights in the entrance are working. Joey from Fish & Game is not getting back to him on the boulders. Joey has to deal with the office in Washington DC. Dennis recommended we leave it alone. Grace Babcock wants this researched further so the Board can make an informed decision.

New Business

2020 Annual Meeting and Board Election – 4 openings. The Manager and some of the Board Members were confused on how the Board Members dues are credited. Grace reported that the Board Member Credits are a 4 year cycle:

Year 1: Board Member is to pay entire year dues in full

Year 2: Board Member receives a credit for Year 1 service and does not pay ahead for 2nd year of service. If a Board Member does not fulfill the 2nd year of service they will be billed for the pro-rated months not served.

Year 3: If a Board Member does not seek re-election, then their 2nd year of service is credited in the upcoming year.

If a Board Member is re-elected, they will receive a credit for Year 2 service and does not pay ahead for 3rd year of service. If a Board Member does not fulfill the 3rd year of service they will be billed for the pro-rated months not served.

Year 4: Board Member receives a credit for Year 3 of service and does not pay ahead for 4th year of service. If a Board Member does not fulfill the 4th year of service they will be billed for the pro-rated months not serviced.

Upon fulfillment of the 4th year, a final credit will be issued to the Board Member and they will not then owe the next year.

There was a complaint about people lighting fireworks. The Board requires a complaint form to be filled out to take action.

Jackie Johnson was able to get the price reduced at The Havasu Springs Resort for our Annual Meeting to \$240. With the Covid-19 still ongoing we will have to see how it plays out. A Zoom meeting or a meeting outdoors by the mailboxes may need to be considered.

With no further business, the Board Meeting was adjourned at 10:38 A.M.