

**HILLCREST BAY, INC HOMEOWNERS ASSOCIATION**  
**Board of Directors**  
**Regular Session Meeting Minutes**  
**August 17, 2019**

The Hillcrest Bay, Inc. Homeowners Association Meeting was held on Saturday, August 17, 2019. The President called the meeting to order at 9:07 am at 955 Crystal View, Parker, AZ 85344.

**Board Members Present:**

Dennis Ingram – President  
Grace Babcock – Secretary/Treasurer  
Bill Horn – Architectural/Permits

**Board Member Absent:**

Joe Troya – Director at Large-1  
Tony Elias Calles-Director at Large-3

**SECRETARY’S REPORT**

The Board reviewed the July 27, 2019 Regular Session Meeting Minutes.

**Motion:** *Upon a motion duly made and unanimously carried by the Board to ratify the July 27, 2019 Regular Session Meeting Minutes.*

**HOMEOWNERS FORUM**-Homeowners have 3 minutes to speak-7 Homeowners were present. A sign-in sheet was available. Letters/emails were read below.

- A homeowner was concerned with people speeding through the community. What can be done?
- A homeowner was concerned with noise nuisance. Dennis indicated she would have to fill out the complaint form before the board could act on it.

**TREASURER’S REPORT**

The Board reviewed the July 2019 financial statements. The balance as of July 30, 2019 are as follows:

**A. YTD Financial Variance Report**

Operating Account:	\$ 93,593.32
Income Billed:	\$ 90,780.00
Total Expenses:	\$ 3,570.96
Reserve Balance:	\$ 218,580.76
Delinquencies:	\$ 41,639.81

**B. A/R Report/Liens:** The Board reviewed the A/R report. Grace indicated the list is long because of timing when she receives the checks to be posted to homeowner’s accounts.

**C. New Transfers:**

Closed Lots – Lot 93/94  
In Escrow – Lots 2/3

**D. Budget 2019-2020 Draft #2:** The Board reviewed budget draft #2.

**Motion:** *Upon a motion duly made and unanimously carried by the Board to approve the 2019-2020 Budget.*

**BOARD REPORT**

- Action List-none
- Site Review-none
- Non-Compliance

- a. It was agreed to remind homeowners about clearing their lots from weeds and other stored items that are not allowed. A website blast will be sent out in November along with the update to the trash bin drop off.

#### ARCHITECTURAL REQUEST/PERMITS REPORTS

- A. Bill Horn indicated there were no changes from last meeting.
  - a. Active Permits-Lots: 46/47, 116A, 33
  - b. New/Pending Permits-Lot(s): 107
  - c. On Hold Permits-Lot(s): 148
  - d. Completed Permits-Lot(s): none

#### COMMITTEE REPORTS

##### -Governing Committee

- o Amended & Restated Declaration of Restrictions-the Board reviewed Draft 6 of the Amended & Restated Declaration of Restrictions.

*Motion: Upon a motion duly made and unanimously carried by the Board to approve Draft 6 of the Amended & Restated Declaration of Restrictions.*

- o Architectural Guideline Review- the Board reviewed Draft 4 of the Architectural Guideline Review.

*Motion: Upon a motion duly made and unanimously carried by the Board to approve Draft 4 of the Architectural Guideline Review.*

- o Enforcement Policy – The Board reviewed Draft 2 of the Enforcement Policy and needed more time to review. They elected to postpone until the next meeting.
- o Homeowners Handbook – The Board reviewed Draft 1 of the Homeowners Handbook and needed more time to review. They elected to postpone until the next meeting.

-Maintenance and Landscape Committee – Mauri Brenner mentioned that after it cools off she will be back to her gardening at the front entrance. She would like to have someone trim the Palm tree and Roy Hokensen volunteered to take care of it.

-Slurry & Street Project Committee – nothing was reported

#### UNFINISHED BUSINESS

- Cameras & Record Storage-Roy Hokenson stated he is almost done. He needs to run electrical to the 2<sup>nd</sup> shed. The cameras will be removed from his house and placed on the shed this week. A key box will be placed in the shed.
- Title Search for Streets - Grace reported she sent the information to Jason Miller, legal counsel, regarding the purchase of a litigation guarantee to run a title search. He had not responded at this time. Grace will follow up with him this week.

#### NEW BUSINESS

- Property Management Proposals – Grace contracted Amy Telnes Management and Amy will visit Hillcrest this coming week and get back to us with a proposal for management.
- New HOA Software – Karen reported that she was in contact with Caliber Software for HOA Management. She will be receiving information that she will provide at the next meeting.

**HOMEOWNER CORRESPONDENCE**

Homeowner was concerned on why the Board is researching a property manager. The Board responded by saying with the lack of volunteers and directors that will be coming off the board in the near future. It leaves the HOA vulnerable and without structure. Having a property manager will help in the continuity of the day to day activities and assist future Boards allowing them to direct.

**ADJOURNMENT**

The Board adjourned the meeting at 9:55 am after no further business was presented.

***NEXT MEETING:** Our next meeting will be the Annual Meeting to be held on Saturday, September 28, 2019 at 9:00 am at Havasu Springs-Oasis Room.*

Respectfully Submitted,

Grace D. Babcock  
Acting Recorder

**Board Approval**

I duly elected Secretary/or Director of Hillcrest Bay, Inc. Association do hereby certify that the attached is a true and correct copy of the Minutes of the Regular Session of the Board of Directors held on August 17, 2019 as approved/as amended by the Board of Directors.

\_\_\_\_\_  
Signature Secretary/Director

\_\_\_\_\_ As submitted

\_\_\_\_\_  
Date

\_\_\_\_\_ As amended