



Hillcrest Bay, Inc. Homeowners Association
Board of Directors Regular Session Meeting Minutes
Wednesday October 18th, 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
Stephanie Mansell – Treasurer
Keith Kilpatrick - Director
Dan Frederiksen – Director

Board Members Not Present:

Bill Wright – Director

Management Present:

Amy Telnes

Homeowners Forum: None

GENERAL BUSINESS:

• Secretary's Report:

- 1) June 28th, 2023 Minutes: Julie Jasper requested that the discussion of the letter from a homeowner regarding installing an emergency back up generator be added to the Minutes.

Action: Julie Jasper made a motion to approve the Minutes with the addition of the backup generator letter discussion. Stephanie Mansell seconded. Vote 6-0.

• Treasurer's Report

- 1) July, August, & September 2023 Financial Statements:
Stephanie Mansell provided a summary of the statements. There was a discussion of current CD rates for the upcoming CD maturing in December.
There was a general discussion of the list of delinquencies with no names mentioned and the Board directed the Manager to send 30 day final demand letter on all delinquencies.
The Annual Assessments were due on July 30th.

Action: Stephanie Mansell made a motion to approve the Financial Statements as presented. Mindy Donahue seconded. Vote 6-0.

- 2) Property Transfers: 824 Noble View
821 & 827 Swan Drive

COMMITTEE REPORTS: None

UNFINISHED BUSINESS:

1) Entrance & Common Area Improvement Projects

Stephanie Mansell contacted a local surveyor to provide a land survey that shows all the property lines of the common area parcel(s) in the entrance. The surveyor is not available until November. Dan Frederiksen explained he has researched stabilization on slopes. On the global scale there are people we can contact and reach out to. Dan explained the biggest cause of a rock slide is water and temperature, which means we have a pretty low rock slide potential. Berms may be needed in the road so the water is diverted better. Todd Jasper reported he is in contact with a company called GSI out of Utah. Todd sent pictures and information our concerns to them. GSI will provide a site visit and cost estimate for free. They have in house engineering. They have over 60 crews in the USA. They have options such as soil nails, fencing, veneer, shotcrete, and other products. Todd is working on setting up the site visit for October 24th or 25th.

2) Entrance Area Survey

Standpipes Project: Julie Jasper reported the HOA received all owner letters back that will have the standpipes on their property and provided the letters to the water company. Water company needs to provide us with a working bid to pass along to the community to vote on. We invited the local rep to come speak and provide an update, but there was no response. The HOA and individual owners filing an AZ Corp commission complaint was discussed. Owners with concerns can go to: <https://www.azcc.gov> and then click on Customer Assistance and then click on File a Complaint. An online form can then be submitted.

3) By-Law Revisions

The Manager Amy Telnes reported that she sent notice of the amendments passing to the Attorney who will prepare the actual amendment document to be signed to make it official. It has not been received back yet.

NEW BUSINESS:

1) Next Meeting Location: The Jaspers have agreed to host the next meeting at their home as no one else was able to host. There were discussions of trying a Zoom meeting in the future.

2) Open Items:

Owners have requested a community dumpster be delivered for the Thanksgiving holiday. The Board instructed the Manager to order a 40 yard dumpster Tuesday to Tuesday Thanksgiving week.

Todd and Keith volunteered to finish the entrance lighting which includes up lit lights for the palms and adding lights over by the trash.

NEXT REGULAR BOARD MEETING DATE: January 17, 2024 at 5:30 P.M.

Adjournment: 6:30 P.M.