



Hillcrest Bay, Inc. Homeowners Association
Board of Directors Special Board Meeting Minutes
Wednesday October 22nd, 2025
Location: Jasper Residence at 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
Julie Jasper – Secretary
Stephanie Mansell – Treasurer
Keith Kilpatrick - Director
Mindy Donahue – Director
Ed Lauer – Director

Management Present:

Amy Telnes

Emergency Storm Clean Up Report:

Dan Frederiksen read a statement prepared with approval from all of the Board Members on the emergency storm clean up needed for the community roadways. There is not time to get 3 bids and we may not be able to get 3. Board Member Todd Jasper is part owner in a landscaping company that can get in quickly and clean this up for us. He has provided a bid of \$4,200.00. There may be some unknowns and incidentals so the request will be to approve an amount not to exceed \$5,000.00.

Both Todd and Julie Jasper will recue themselves from the vote and have declared in this open meeting their ownership and/or affiliation to the landscaping company. Owners in attendance were allowed to address the Board. A majority of those in attendance were in favor. One owner did object but did not offer the Board any other alternative or solution for consideration.

Action: Dan Frederiksen made a motion to approve the storm clean up capped at an amount not to exceed \$5,000.00. Stephanie Mansell seconded. Vote 5-0 with Todd Jasper and Julie Jasper recusing themselves from the vote.

Homeowners Forum: None

GENERAL BUSINESS:

- Secretary's Report:
 - 1) Minutes: May 2025

Action: Julie Jasper made a motion to approve minutes as written. Keith Kilpatrick seconded. Vote 7-0.

2) Minutes: September 2025

Minutes distributed and tabled to the next meet to vote on as they were just provided the day of the meeting and lengthy.

- Treasurer's Report

Financial Statements: New Fiscal Year July-September

The Treasurer provided a report on the financial statements through 9/30/2025.

\$103,200.20 in checking, \$8,000 in compliance deposits, \$220,250.05 in a CD, and \$50,531.69 in the general reserve. Total: \$381,981.94

Action: Stephanie Masell made a motion to approve the Financial Statements as presented. Ed Lauer seconded. Vote 7-0.

The CD matures in January. Stephanie will bring options to the Board at the next meeting. Dan Frederiksen would like to look into a money market account.

The Manager reported there are several delinquencies and past due reminder statements are being emailed and mailed.

COMMITTEE REPORTS:

- Committee has been busy with several projects under review and approved. A few new homes are going in.

UNFINISHED BUSINESS:

- Ed Lauer reported that at the annual meeting we discussed adding cameras on the trash area. He is proposing to get Starlink internet and 4 cameras. Objective will be to get rear plates. It is estimated to cost up to \$2,500.00 for the equipment plus a monthly internet service fee.
Action: Ed Lauer made a motion to approve the equipment purchase at a cost not to exceed \$2500.00 along with the cost of the monthly internet fee. Keith Kilpatrick seconded. Vote 7-0.

- The Board discussed bringing a 40 yard roll off dumpster for a community clean up over the Thanksgiving weekend. We will need 2 because we overfilled the one last year. Pros and cons were discussed on doing this again because of the mess the volunteer Board Members had to clean up last year. Some of the Board Members agreed to volunteer their time to oversee this again because it does benefit the community and it helps owners get rid of a lot of trash and large items each year.

Action: Todd Jasper made a motion to order 2 roll off dumpster the week of Thanksgiving. Julie Jasper seconded. Vote 4-3.

NEW BUSINESS:

- An owner brought up signage for a home for sale that has a banner on the home and a sign out on the highway. At this time it will be a benefit to have the home sold since the owner is deceased. The Board will allow the banner temporarily for the time being. The sign on the highway may be blocking views.

SET NEXT REGULAR BOARD MEETING DATE & LOCATION:

- Wednesday January 21th 2026 at 5:30 p.m. - Location to be Determined

Adjournment: 6:35 P.M.