



Hillcrest Bay, Inc. Homeowners Association  
Board of Directors Regular Session Meeting Minutes – **Second Draft**  
Saturday March 22<sup>nd</sup>, 2025 at 11:00 A.M.  
Location: 880 Crystal View

**Call to Order:** 11:00 A.M.

**Roll Call of the Board:**

**Board Members Present:**

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

**Board Members Not Present:**

Stephanie Mansell - Treasurer

**Homeowners on Attendance Sheet:** Bret Irving, M. Ayers, Linda Harvey, Grace Babcock, David & Susan Dewees, Mike Donahue, Deb Kilpatric, & Beverly Lauer

**Management Present:**

Amy Telnes

**Homeowners Forum:** An owner reported a pot hole at 913 Swan. Board will assess that pothole and inspect for others and have them repaired this year as necessary. The Board's plan for the next road maintenance project will start with the contractor assessing the roads this fall, providing a bid so a funding plan can be made, and the having the maintenance work take place in Spring 2026.

**GENERAL BUSINESS:**

- Secretary's Report:
  - 1) January 22<sup>nd</sup>, 2025 Minutes:  
**Action: Julie Jasper made a motion to approve the Minutes as written. Keith Kilpatrick seconded. Vote 6-0.**
- Treasurer's Report
  - 1) Financial Statements: January & February 2025  
At the end of February Checking Balance: \$70,603.12, General Reserve Balance: \$50,526.71, and CD Reserve Balance: \$216,260.67. The CD has earned \$ \$16,260.67 to date. Thank you to Stephanie Mansell who has spearheaded this extra source of income and worked with the banks to find the best interest rates and terms each time the

CD has expired. \$2800 was paid for trash in January after the final bill came in for the overfilled dumpster we brought in Thanksgiving Week-end. We had to bring in a second dumpster to handle all the trash. There was a discussion on if we want to do this again and if we wanted to add in a dumpster for Memorial Day week-end too. The Board decided they would just do Thanksgiving week-end in 2025 and will have 2 dumpsters instead of just 1 to handle the anticipated trash load.

2) Delinquency Report: 2.5

2 accounts are with Attorney to collect for us. The .5 is an owner that only paid half of their dues. The Manager was instructed to send a final demand letter for the other half and turn over to the Attorney if she is unable to collect it after 30 days.

3) Property Transfers: 930 Crystal View Drive (in escrow)

### **COMMITTEE REPORTS:**

Architectural Committee reported they have approved a retaining wall only on the 3 lots that have drawn a complaint on the community Facebook page. After the wall is complete, the owner will submit home plans for further review and pre-approval. No home plans have been approved to date.

The Board announced that the Hillcrest Bay Facebook page is a social page started and managed by a home owner. It is not a Board managed or ran page. Please do not expect a Board or Management response to anything posted on Facebook. It is designed to be for the neighborhood's use and to be positive about our community and to share neighborhood information and help neighbors keep in touch with each other. If you have a message to the Board, please go to our website: [hillcrestbay.com](http://hillcrestbay.com) and use the fillable form to submit a message to the Board. You can also mail a letter to: Hillcrest Bay HOA 500 N Lake Havasu Ave., Suite A104, Lake Havasu City, AZ 86403 if you do not have access to the website.

### **UNFINISHED BUSINESS:**

- Entrance Erosion Remediation

The Board reviewed the votes from the survey:

Option 1 received 2 votes

Option 2 received 6 votes

Option 3 received 115.5 votes

With such a large majority in favor of Option 3, the Board has pursued bids to beautify the entrance by adding block to retain what we can, make bigger areas to catch the erosion, and place the zero-scape patina metal art and lighting along the entrance. The Board obtained 3 bids for to retain and catch. Desert Creek Landscaping was \$36,000. Garatee Landscaping was \$33,042.59, and A&T Landscaping was \$20,000. Board Member Todd Jasper proclaimed and disclosed that he has ownership in A&T Landscaping and he and Julie Jasper will recuse themselves from the discussion and the vote.

**Action: Ed Lauer made a motion to approve the bid for A&T Landscaping. Keith Kilpatrick seconded. Vote 4-0** (with both Todd and Julie Jasper abstaining from voting)

The Board reviewed a bid to purchase the zero-scape metal art to be paid for by the Association with the landscaping budget for up to \$3,600.

**Action: Dan Frederiksen made a motion to approve the bid for \$3,600. Ed Lauer seconded. Vote 4-0.** (with both Todd and Julie Jasper abstaining from voting out of since A&T will include placing these items in their bid)

The Board reviewed an option to paint all the blocks in the entrance at a later date to address concerns that the blocks there currently do not match. The Board tried staining samples of the block and that did not work or prove to be cost effective. The Board worked with Sherwin Williams and found a masonry paint with a 20 year warranty. The Board was told that since the block is not grouted, and it is just stacked, the water should flow around the block not through it. Several desert colors were on display for those in attendance to view. The Board will pick the color that the most in attendance liked.

**Action: Dan Frederiksen made a motion to paint the blocks at a later date after all the other entrance work is completed later this year at a cost to not exceed \$5000.00. Ed Lauer seconded. Vote 4-0.** (with both Todd and Julie Jasper abstaining from voting since A&T will add and place new block in their bid)

**NEW BUSINESS:**

Open Items: The Board agreed to post *draft meeting minutes* on the website to make the proceedings available to the community in a more timely manner.

**SET NEXT REGULAR BOARD MEETING DATE & LOCATION:**

Wednesday May 21<sup>st</sup>, 2025 at 5:30 P.M. at 880 Crystal View

Annual Meeting will be Saturday September 27<sup>th</sup>, 2025 at 10:00 A.M. at the Springs

**Adjournment:** 12:30 P.M.