



Hillcrest Bay, Inc. Homeowners Association
Board of Directors Regular Session Meeting Minutes – **First Draft**
Wednesday January 21st, 2026 at 5:30 P.M.
Location: 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

Homeowners Forum:

- An owner reported storm clean up needed where a new home is going in.
- An owner reported when a hydrant was put in they left holes filled with just gravel. Needs to be dug out and filled. The Board will look at. Recommended homeowner call and report to the Water Co.
- Lights in entrance will have a new transformer installed and should be working again.
- An owner asked what can be done about home with bright lights. A courtesy notice will be posted on the website.

GENERAL BUSINESS:

- Secretary's Report:
 - 1) September 27th, 2025 Annual Meeting Minutes -for Distribution only
Action: Julie Jasper made a motion to approve the Annual Minutes for distribution and vote at the next Annual Meeting. Stephanie Mansell seconded. Vote 7-0.
 - 2) October 22nd, 2025 Special Meeting Minutes
Action: Julie Jasper made a motion to approve the Minutes as written. Dan Frederiksen seconded. Vote 7-0.

Dan Frederiksen requested draft minutes be sent back to the Board within a week and posted on the website so owners know what the Board discussed and voted on more timely.

- Treasurer's Report
 - 1) Financial Statements: October, November, & December 2025
Dumpster cost was \$1448 and there were no overfilling or mess problems this year.

12/31/2025 Balance Sheet and P&L was distributed and reviewed.
Checking Balance: \$87,985.85, Compliance Balance: \$10,000.00, Reserve Savings Balance: \$50,535.07, and Reserve CD Balance: \$220,250.05

Action: Stephanie Mansell made a motion to approve the Financial Statements as presented. Julie Jasper seconded. Vote 7-0.

- 2) CD Matures – Discuss Renewal Rates & Options: Stephanie Mansell presented a report on options for the maturing CD. Recommends local traditional banks and a longer term rate so it is secured.
Action: Stephanie made a motion to choose a CD at First Savings with a 12 month term a 3.5%. Ed Lauer seconded. Vote 7-0. Signers on the account will remain with Stephanie Mansell and Todd Jasper. Stephanie will close out the Foothills CD and open an account to reinvest at First Savings.
- 3) Delinquency Report: There are still a few people that have not paid their annual assessment. Final 30 day demand letter went to via certified mail. Next step will be to send to the Attorney to collect if not paid in 30 days.
- 4) Property Transfers: 1 pending in escrow.

COMMITTEE REPORTS:

- 1) Architectural Committee: The Committee reported they have reviewed a lot of plans lately; 2 homes, a retaining wall, home remodel, and 2 garage extensions. 3 letters from owners on drainage issues had been reviewed by the Committee and the Members looked at and met with owner and/or requested a meeting.

UNFINISHED BUSINESS:

- 1) Cameras for Trash Area: Purchased Starlink and Cameras that are ready for install.
- 2) Front entrance will well get weeded & sprayed. Light will be added to sign. Will add 1 more row of block to the highway side. Clean up to front corner. Still addressing erosion. When all is done, we'll paint the block all 1 color. Dumpsters will be pulled out and that area graded and cleaned up.

NEW BUSINESS:

- 1) Street work will be done this year. Will have to send out to owner to approve the project as it will cost over the Board's \$20,000 spending limit. Expected to cost \$40,000 - \$50,000 which brought the discussion of how to fund. \$20,000 made off of the CD interest will go into general reserve toward this project. The Board will reinvest the principle balance of the CD as previously voted on above.

SET NEXT REGULAR BOARD MEETING DATE & LOCATION:

Saturday April 25th, 2026 at 10:00 a.m. – 880 Crystal View

Adjournment: 6:46 P.M.