



Hillcrest Bay, Inc. Homeowners Association
Board of Directors Regular Session Meeting Minutes
Wednesday December 18th, 2024 at 5:30 P.M.
Location: 880 Crystal View

Call to Order: 5:30 P.M.

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

Management Present:

Amy Telnes

Homeowners Forum: None

GENERAL BUSINESS:

- Secretary's Report:
 - 1) October 16th, 2024 Minutes.
Action: Julie Jasper made a motion to approve the Minutes as written. Ed Lauer seconded. Vote 6 – 0
- Treasurer's Report:
 - 1) Financial Statements: October 2024 & November 2024
In the Treasurer's absence, the Manager provided a summary of the Financial Statements.
At 11/30/2024: Checking Balance \$80,439.29, Reserve Balance \$260,685.60, and Net Income \$81,185.19
Action: Julie Jasper made a motion to approve the Financial Statements as presented. Ed Lauer seconded. Vote 6-0.
 - 2) Delinquency Report: Those that are delinquent are now with the Attorney. A 30 day demand letter will be sent by the law firm to collect.
 - 3) Property Transfers: 835 Crystal View Dr & 897 Max View
821 & 827 Swan Dr & 837 Swan Drive

COMMITTEE REPORTS: None

UNFINISHED BUSINESS:

- 1) Community Opinion Survey: Entrance Erosion Remediation. 59 surveys so far. Final Totals will be brought to the next Board for discussion.
- 2) Standpipes Painting & Reflective Tape: Painting is done. Reflective tape will be ordered and installed next.
- 3) Community Dumpster Issues at Thanksgiving: The dumpster was so overfilled that we had to order a second dumpster to clean up all the extra trash left on top and around the dumpster. This ended up costing double what was planned as a result. Several Board Members donated their time to clean up the mess and fill the second dumpster.

NEW BUSINESS:

- Open Items: None

SET NEXT REGULAR BOARD MEETING DATE & LOCATION:

January 15th, 2025 at 5:30 P.M. at 880 Crystal View

March 22nd, 2025 at 11:00 A.M. at 880 Crystal View

May 21st, 2025 at 5:30 P.M. – location to be determined

Adjournment: 6:30 PM