Hillcrest Bay, Inc. Homeowners Association
Board of Directors Regular Session Meeting Minutes – First Draft
Saturday April 25th, 2026 at 10:00 A.M.
Location: 919 Linger

Call to Order: 10:00 A.M.

Roll Call of the Board:
Board Members Present
Dan Frederiksen – Vice President
Stephanie Mansell – Treasurer
Keith Kilpatrick - Director
Mindy Donahue – Director
Ed Lauer – Director
Board Members Absent
Todd Jasper – President
Julie Jasper – Secretary
Management Present:
Amy Telnes

Homeowners Forum:

GENERAL BUSINESS:

- Secretary's Report:
  1) January 21st, 2026 Regular Board Meeting Minutes
     Action: Stephanie Mansell made a motion to approve the Minutes as written. Keith Kilpatrick seconded. Vote 5-0.
  2) March 11th, 2026 Special Meeting Minutes
     Manager Amy Telnes will confirm numbers with secretary and finish Minutes.
     Roadway maintenance passed with a large majority of yes votes.

     The Board requested an updated Owner's contact list so emergency water shut off notices can be emailed & text.

     Dan Frederksen reported that the Max Dunlap Family Trust still owns the water infrastructure and water rights. Our system has been deteriorating over the years. We don't have functioning shut offs. Electric needs updated. He has researched the water company info on line. On paper they are losing money. A family rep will come by on Tuesday to meet with the Board to hopeful make some progress. Bill Wright is the onsite water company rep. The water company has applied for a rate increase. No rate increase

since 2022. The Board would like to see some reinvestment in the system for reliable water.

- Treasurer's Report
  1) Financial Statements: January, February, & March
     The Treasurer Stephanie Mansell reported the cameras were purchased and installed. The Manager Amy Telnes reported the master insurance premium was raised to $7200 per year for property, liability, Directors & Officer, and fidelity coverage.
  2) 2026-2027 – Dues & Preliminary Budget Discussions.
     The Manager Amy Telnes presented a draft budget. The Board will consider a dues raise at the next meeting in light of expenses going up.
  3) Delinquency Report: Closed Meeting will be held after the Open Board Meeting to Discuss.
  4) Property Transfers: 834 Noble View, 951 Swan, & 2871 Hillcrest Drive

COMMITTEE REPORTS:

1) Architectural Committee:
   The Board will be painting the walls out front. We have the paint. Volunteers were going to do when it cooled it down. Schedules have not worked out. There is a painter doing a lot of homes in the neighborhood and the Board will get a bid from him.

UNFINISHED BUSINESS:

1) Street Maintenance: The contractor is working at the Springs. We are next on his schedule.

NEW BUSINESS:

1) Open Items

SET NEXT REGULAR BOARD MEETING DATE & LOCATION:

May 20th, 2026 at 5:30 p.m. at 880 Crystal View – Jasper Residence

Adjournment: 11:00 A.M.