



Hillcrest Bay, Inc. Homeowners Association
Board of Directors Regular Session Meeting Minutes
Wednesday October 16th, 2024 at 5:30 P.M.
Location: 791 Linger Drive

Call to Order: 5:35 P.M.

Board Members Present:

Todd Jasper – President
Dan Frederiksen – Vice President
Julie Jasper – Secretary
Stephanie Mansell – Treasurer
Keith Kilpatrick - Director
Ed Lauer – Director

Board Members Not Present:

Mindy Donahue – Director

Management Present:

Amy Telnes

Homeowners Forum: None

GENERAL BUSINESS:

- Secretary's Report:
 - 1) June 19th, 2024
Action: Julie Jasper made a motion to approve the June 19th, 2024 Minutes as written. Keith Kilpatrick seconded. Vote 6-0.
 - 2) Annual Meeting Minutes
Action: Julie Jasper made a motion to approve the 2024 Annual Meeting Minutes for distribution in draft form as written. Dan Frederiksen seconded. Vote 6-0.
- Treasurer's Report
 - 1) Financial Statements: July, August, & September
Stephanie Mansell provided a treasurer report. As of 9-30-2024, Checking balance was \$87,999.19. Compliance Deposits were \$2000. Reserve CD was \$210,161.38 & Reserve General Savings was \$50,521.74.
Action: Stephanie Mansell made a motion to approve the Financial Statements as presented. Julie Jasper seconded. Vote 6-0.
 - 2) Delinquency Report: Distributed to the Board only. 10 Lots have not paid at this date. A 30 day final demand was sent to all delinquent owners. If not paid within the 30 days, the accounts will be turned over to the Association's Attorney to collect.
 - 3) Property Transfers: 900 Bay View, 2977 Otis, 864 Linger, & 955 Linger

COMMITTEE REPORTS:

- 1) Entrance Area Projects: Block stain testing was completed. Board will look at samples. If the match is good, then the entrance blocks will be stained to be all 1 color. Dan Frederiksen explained 3 options for the entrance erosion issues that he would like owners to provide input on. Options in excess of \$20,000 will require owner support, so Dan believes first sending out a survey will help guide the Board on what to do.
Action: Dan Frederiksen made a motion that he compose a survey explaining all 3 options and costs. The draft survey will be circulated to the Board Members for pre-approval via email, and upon Board email approval, the survey will be sent out to the owners to voice their opinion. Stephanie Mansell seconded. Vote 6-0.
- 2) Standpipe Areas: Standpipes will be painted safety yellow and reflective tape will be installed correctly afterward. The work will take place as soon as the weather is cooler.

UNFINISHED BUSINESS:

- 1) Owner Recognitions: Feedback was heard on pros and cons on a memorial area in the common areas. It was agreed that a Certificate of Appreciation will be prepared and sent to Roy Hokenson for his service to our community.

NEW BUSINESS:

- 1) A 40 yard roll off dumpster has been ordered for the week of Thanksgiving for community clean up. Community will receive email notice.

NEXT REGULAR BOARD MEETING DATE & Location: Wednesday December 18th, 2024 at 5:30 P.M. at 880 Crystal View

Adjournment: 6:18 P.M.