



Hillcrest Bay, Inc. Homeowners Association  
Board of Directors Regular Session Meeting Minutes  
Wednesday June 19<sup>th</sup>, 2024 at 5:30 P.M.  
Location: 880 Crystal View

**Call to Order:** 5:39 P.M.

**Board Members Present:**

Todd Jasper – President  
Mindy Donahue – Vice President  
Julie Jasper – Secretary  
Stephanie Mansell – Treasurer  
Keith Kilpatrick - Director  
Bill Wright – Director

**Board Members Not Present:**

Dan Frederiksen – Director

**Management Present:**

Amy Telnes

**Homeowners Forum:** None

**GENERAL BUSINESS:**

- Secretary's Report:
  - 1) Annual Meeting Minutes: Clarification that Debra Kilpatrick and Mr. & Mrs. Dewees were the election inspectors.
  - 2) January 17<sup>th</sup>, 2024 Minutes
  - 3) April 17<sup>th</sup>, 2024 Minutes

**Action: Julie Jasper made a motion to approve the January and April Minutes as written. Stephanie Mansell seconded. Vote 6-0.**
- Treasurer's Report
  - 1) Financial Statements: April & May  
Stephanie Mansell provided a treasurer report. Checking balance was \$5084.78. Compliance Deposits were \$2000. Reserve CD was \$205,511.23 & Reserve General Savings was \$50,519.26.  
**Action: Stephanie Mansell made a motion to approve the Financial Statements as presented. Todd Jasper seconded. Vote 6-0.**  
Stephanie Mansell explained the website Microsoft 5 pack. We have 5 emails set up. \$575 to renew. Stephanie recommended we pay \$144 to just get one.  
**Action: Stephanie Mansell made a motion to keep 1 primary email at a cost of \$144. Todd Jasper seconded. Vote 6-0.**
  - 2) Delinquency Report: Distributed to the Board only.

- 3) Property Transfers: 805 Bay View, 747 Bay View, 824 Noble View, 927 Linger & 2773 Hillcrest.

**COMMITTEE REPORTS: None**

**UNFINISHED BUSINESS:**

- 1) Hydrant project is officially done. Joe came and finished the rock. A few pavers need to be fitted back in around a hydrant.
- 2) Hillside Stabilization – Survey complete. Bill Wright received an estimate on the mis matched block. Taking orange block out and bringing brown block in and doing irrigation and lighting for \$17,000 + \$4000 for landscaping. Blocks are sealed so Bill Wright said they cannot be stained and it will be a maintenance problem. Julie Jasper suggested that the drainage needs to be addressed before we do an aesthetic only project. Bill Wright made a motion to replace the block. Julie Jasper suggested we try staining before spending so much money. There was no second and the motion died.
- 3) By-Laws revision. In progress and will be on the website soon.
- 4) VRBO Rentals: La Paz county has no laws on short term rentals. There was concern renters and owners will let off fire works again on the 4<sup>th</sup> of July. The Manager will send out an email blast and ask that if the home is rented – those occupants be reminded no fireworks. Todd Jasper will put up no firework signs.

**NEW BUSINESS:**

- July 2024 to June 2025 Budget Discussions: All the changes the Board requested have been made to the budget  
**Action: Todd Jasper made a motion to approve the budget. Julie Jasper seconded. Vote 6-0.**
- CD Maturity Date: Sephanie Mansell explained the CD is maturing and she'd like to keep making the high interest until we have a plan to use the money. Rates are approx. 4.95% - 5%, but changing often. 7 months is offering the best longer-term rate right now.  
**Action: Stephanie Mansell made a motion to renew the CD for an additional 7 months with the best rate at Foothills Bank. Julie Jasper seconded. Vote 5-1.**
- **Open Items:** None

**NEXT REGULAR BOARD MEETING DATE & Location:** TBD until after Annual Meeting & next Board Election.

**Adjournment:** 7:00 P.M.