

HILLCREST AT HOMESTEAD HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
JUNE 22, 2005
MINUTES

PRESENT:

Joe Ratway, Jim Goldsberry, Joe Bolton and Jimi Halstead.

CALL TO ORDER:

The Board of Directors meeting was called to order at 7:05 p.m. A quorum was established.

APPROVAL OF MAY MEETING MINUTES:

It was moved by Jim Goldsberry and seconded by Joe Ratway to approve the May 2005 meeting minutes as presented. Motion carried unanimously.

HOMEOWNER'S FORUM:

Eric Davis was present to request a color change to his house, trim and shutters with colors that were not previously on the approved Hillcrest color list. This included painting the shutters and door black. After a lengthy discussion and review of a color board, it was moved by Joe Ratway and seconded by Jim Goldsberry to accept the colors elephant gray, white and black presented by Eric Davis for his home with the provisions that the Board will address any future color change requests on a case by case basis and that the color change is not an expense to the Association or the painting company. Motion carried unanimously.

APPROVAL OF FINANCIAL STATEMENTS:

The Board reviewed the May 2005 financial statement. It was moved by Joe Ratway and seconded by Jim Goldsberry to approve the financial as presented. Motion carried unanimously.

COMMITTEE REPORTS:

Painting:

No new report. The painting went well and final payment will be made to Gardner Painting.

Landscaping:

The Board reviewed a report from Swingle Tree regarding the pine trees within Hillcrest. The Board requested that Nikki obtain an additional opinion from another tree company and will discuss at the next meeting.

Pool:

The Board requested that Nikki get a formal contract from Pool Tech for the next pool season as they are working off of an old contract and Pool Tech has not provided a new

one each year. This will allow the Board to monitor how many times the company should be there to clean and check the pool

A \$10.00 charge will be assessed for any owner who loses their pool key and needs to get a new one. Jimi Halstead will have the keys as she hands them out to new owners who come into the community and she will collect the money from any owners who purchase new keys.

Design Review:

No new requests received by the committee.

Streets:

Final payment has been made to the street contractor. Joe Bolton will speak to the representative about a low spot on the north side of East Irish and Jersey.

OTHER BUSINESS:

Reserve Study:

The Board signed a contract with Bornengineering for an update to the Reserve Study for the Association. Weststar has cut a check for deposit for the company to begin the update and the final version should be done within the next few weeks.

Tree Bid:

The Board reviewed a bid from Swingle Tree for trimming the common area and front yard trees in the community. The Board decided to hold off on the bid until they get prices for spraying as well as trimming and get an additional bid from another tree company.

Community Garage Sale:

Recently the Board has received requests to hold a community wide garage sale. The rules and regulations of the Association state no garage sales are allowed, but the Covenants do not address the issue. Joe Bolton stated that there is an individual who has volunteered to put together a community wide garage sale. It was moved by Joe Bolton and seconded by Joe Ratway to allow an annual community garage sale with date and time details to be announced at a later time, and to allow the homeowner who has volunteered to coordinate the event. Motion carried unanimously.

Large Item Pick Up:

Jimi Halstead stated she looked into having the Association provide a large roll off once a year for owners to throw out large items. After speaking with the trash company it was decided that each owner can contact the trash company individually with at least 24 hours advanced notice and they will remove large items and bill the owner directly.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 9:00 p.m.