

HILLCREST AT HOMESTEAD HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
AUGUST 24, 2005
MINUTES

PRESENT:

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

CALL TO ORDER:

The Board of Directors meeting was called to order at 7:00 p.m. A quorum was established.

APPROVAL OF THE JUNE 22, 2005 MINUTES:

It was moved by Joe Ratway and seconded by Jimi Halstead to approve the June 22, 2005 meeting minutes as presented. Motion carried unanimously.

HOMEOWNER'S FORUM:

A homeowner present asked if the Board had plans to stain the exterior fence. The Board stated they do have money put aside for the job, but have not made a definite decision on when to stain and what color if any to stain it.

A homeowner present thanked Joe Ratway for his help in getting JBK Landscape to do a better job at edging the entire property once the lawns are mowed. The owner also suggested that each homeowner could upgrade the lighting on their garages to a newer fixture to help make the community more attractive looking. The Board was in agreement with this idea and stated they would work on a style that would be approved for anyone submitting a design review request for new lighting.

A homeowner present asked when the warranty is up on the streets. The Board explained the warranty is one year from April. The owner requested that the street maintenance company look at the area in front of his home as there is constantly small black pellets in the drain pan.

A new owner in the community asked the Board questions regarding owner's responsibilities and maintenance issues.

COMMITTEE REPORTS:

Painting:

The Board stated the Jim Goldsberry is in contact with Gardner Painting regarding some issues that need to be taken care of.

Landscaping:

Joe Bolton reported that some issues with JBK Landscape have improved and the property is looking in very good shape.

Pool:

Jim reported that some bearings went out on the new pool filter and they were replaced under warranty. The storage box in the pool area will be replaced as it is in very bad shape currently. Pump room maintenance will be looked at for the coming pool season.

Design Review:

No requests received.

Welcome Committee:

The Board thanked Jimi Halstead for her work on this committee and commented that the packet given to all new owners by her is very informative.

OTHER BUSINESS:**Tree Bids:**

The Board reviewed two bids from Swingle Tree Company and J&J Tree Care. The Board asked that the bids be resubmitted as they are not apples to apples.

Garage Sale:

The community garage sale was a success. The Board thanked everyone for their help in organizing the event. Another garage sale is in the plans for August of 2006.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 7:45 p.m.