

HILLCREST AT HOMESTEAD HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
NOVEMBER 30, 2005
MINUTES

PRESENT:

Jimi Halstead, Joe Ratway and Jim Goldsberry

CALL TO ORDER:

The Board of Directors meeting was called to order at 7:30 p.m. A quorum was established.

APPROVAL OF MINUTES:

It was moved by Jimi Halstead and seconded by Jim Goldsberry to approve the August 24, 2005 and October 10, 2005 minutes as presented. Motion carried unanimously.

HOMEOWNER'S FORUM:

A homeowner present questioned the Board about the number of members currently serving on the Board. Joe Ratway stated that two members had resigned from the Board. The nominating committee is working on volunteers to run for the Board at the Annual meeting in January.

A homeowner present asked the Board several questions about the budget and why the dues were increased. The Board explained the reasoning behind the dues increase. The homeowner requested a copy of the 2005 budget and the year end audit. Nikki at Weststar will provide all financial information requested to the owner.

COMMITTEE REPORTS:

Finance:

The Board reviewed the October 31, 2005 financial statement. It was moved by Jim Goldsberry and seconded by Jimi Halstead to approve the financial as presented subject to final audit. Motion carried unanimously.

Painting:

Jim stated that Gardner Painting has finished up the painting and the last of the shutter work requested by owners. Gardner has been asked to provide a price for staining the perimeter fence during the next painting cycle.

Landscape:

The Board asked Nikki to contact JBK Landscape and notify them that only half of the property was cleaned up during their last visit and that the bushes on the north side of the entrance were not trimmed.

Pool Tech:

Leslie Goldsberry reported that Pool Tech will be out to give an evaluation of the pool and pool deck to the Board and make recommendations on any work that needs to be done before the pool opens for the 2006 season.

Streets:

The Board will set up a walk around with Metro Pavers to look at any areas of the streets that need to be worked on under their warranty. This will be done in the spring.

OTHER BUSINESS:**Senate Bill 100:**

Nikki Kreger stated that Weststar Management is doing all that is required by the Senate Bill in regards to homeowner associations and will continue to provide all documentation to owners required by the bill.

Meeting Room Schedule:

The Board reviewed the 2006 meeting room schedule at Koelbel Library noting that on some nights the meetings will have to begin at 7:30 due to library functions that are priority.

Fence Discussion:

Nikki Kreger will be meeting with the contractor who installed the perimeter fence around Hillcrest to discuss some warranty work that should be done and to address some of the warping and discoloration issues and will report back to the Board once that has occurred.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 8:35 p.m.