

HILLCREST AT HOMESTEAD HOMEOWNERS ASSOCIATION
2006 ANNUAL MEETING
JANUARY 26, 2006
MINTUES

CALL TO ORDER:

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

APPROVAL OF THE 2005 ANNUAL MEETING MINTUES:

The homeowners in attendance reviewed the 2005 Annual meeting minutes. It was moved and seconded to approve the minutes as presented. Motion carried unanimously.

STATE OF THE ASSOCIATION:

Board President Joe Ratway gave a brief overview of the items accomplished by the Board in 2005:

1. The streets were replaced.
2. The dues were increased from \$155 to \$170
3. The 1st Annual community garage sale was done and was a success thanks to organizer Char Fanning and her volunteers.
4. Another successful ice cream social was held at the pool thanks to Patty Bixler and Berry Krza.
5. Fence issues were looked at. Nikki Kreger of Weststar Management met with Fence Consulting Services to get their recommendations on the fence installed by Arbor Fence Company. The fence WILL NOT be stained until all of the preservative put into the wood is dried out. The product will continue to leach out of the boards making the staining a waste of money. The Board is still working on the issue of the caps that are failing.
6. The painting contract for Phase II has been approved and painting of those phase II homes will be done by Gardner Painting starting sometime in the spring.
7. An update to the Reserve Study was completed.

YEAR END FINANCIAL REVIEW:

Nancy Foss of Brashier and Foss, CPA's was in attendance to review the year end audit with the owners in attendance. She stated that Hillcrest is in good financial condition. A brief question and answer period was held. An owner in attendance suggested that the Board invest some of the money currently sitting in a money market account into CD's to maximize the return. The Board will be looking into that in the coming year.

ELECTION OF OFFICERS:

Three positions are available on the Board of Directors. The Board thanked Bob Stemper for heading the nominating committee and bringing three candidates forward. It was moved and seconded to nominate Ron Walker, Jay King and Irene

Donelan. Motion carried unanimously. It was moved and seconded to close nominations. Motion carried unanimously.

In accordance with Senate Bill 100, ballots were distributed to the owners and the votes were counted. Ron Walker, Jay King and Irene Donelan were elected to the Board of Directors.

OTHER BUSINESS

Homeowners Forum:

Joe Ratway thanked outgoing Board member Jim Goldsberry for all of his work during his term on the Board.

Joe Ratway announced the winners of the annual holiday lighting contest. Winners were as follows:

- 1st Place: Joe & Mary Bolton
- 2nd Place: Bob & Mary Stemper
- 3rd Place: Tie between Robert & Barb Stockwell and Jim & Liz Ault.

A homeowner in attendance suggested that the Board attend a City of Centennial Council meeting to get up to speed on everything happening in the city.

A homeowner in attendance suggested that owners press the Centennial police for more presence in Hillcrest.

A homeowner in attendance suggested that some money be spent on new holiday decorations for the entrances at Hillcrest and that the decorations should be put out earlier in the month.

A reminder to all owners to pick up after their pets was given as many of the areas surrounding Hillcrest are full of dog waste.

The Board asked for anyone interested in serving on a committee to contact management or one of the current Board members.

A concern on the snow removal was brought up. Weststar will address the concerns with JBK Landscape.

ADJOURNMENT:

The Annual meeting was adjourned at 8:25 p.m.