

HILLCREST AT HOMESTEAD HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MARCH 22, 2006
MINUTES

PRESENT:

Ron Walker, Jay King and Joe Ratway

CALL TO ORDER:

The Board of Directors meeting was called to order at 7:10 p.m. A quorum was established.

APPROVAL OF MINUTES:

It was moved by Ron Walker and seconded by Jay King to approve the November 30, 2005 meeting minutes as presented. Motion carried unanimously. It was moved by Ron Walker and seconded by Jay King to approve the March 9, 2006 meeting minutes as presented. Motion carried unanimously. The Board also reviewed the 2006 Annual meeting minutes for any corrections. The Annual meeting minutes will be approved by the owners at the 2007 annual meeting.

FINANCIAL STATEMENTS:

The Board reviewed the February financial statement. Delinquencies were also reviewed. The Board reviewed the current money in the Reserve Fund account and decided that it was time to look into CD's for some of the money that is currently in a money market account in order to get a better return.

COMMITTEE REPORTS:

Painting:

Gardner Painting will begin the next phase of painting on May 1, 2006. Jim Gardner will get notices to all the homes that will be painted in that phase.

Landscape:

No report.

Pool:

No report.

Design Review:

The Board discussed a request from an owner to remove a tree in their yard, but not replace a tree in its place as it is a very small area and contains many utilities that will get in the way when digging for a new tree. The Board agreed that the tree could be removed and that a new tree would not be required based on the owners reasons.

Streets:

A warranty walk will be completed by Joe Ratway and Metro Pavers.

OTHER BUSINESS:

Stop Signs:

It was moved by Ron Walker and seconded by Jay King to have two stop signs in the community replaced due to the fact they are faded and very hard to see. Motion carried unanimously. Nikki will order the signs and have JBK install them.

The Board held a discussion on replacing all the street signs and posts in the community with new resin material signs and PVC posts. The topic was tabled for future discussion.

Fence Caps:

The Board instructed Nikki to get three bids on removing the existing post caps that are failing on the perimeter fence and to chamfer the posts for design and drainage. Nikki will have bids by the next Board meeting.

SB 100 Policies and Procedures:

The Board reviewed and approved the 7 policies and procedures required by Senate Bill 100.

Dog Stations:

The Board reviewed pricing on two dog stations to be installed on Jersey. These stations will include a post which holds a doggie bag holder, a sign stating that picking up after your pet is required by law and a trash can with liner to dispose of used bags. The price for each will be approximately \$409. The Board conditionally approved the purchase of two stations based on a visit to another property that currently has the stations to see what they look like installed.

Tree Trimming:

The Board reviewed a bid from Swingle Tree Company to trim the common area trees. The Board asked that Nikki obtain an additional bid as Swingle Tree Company is very expensive. Nikki will get a bid from J & J Tree Company and submit the prices to the Board by email so a decision can be made prior to the next meeting.

ADJOURNMENT:

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