

**HILLCREST AT HOMESTEAD HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

APRIL 26, 2006

MINUTES

PRESENT:

Joe Ratway, Jay King, Irene Donelan and Jimi Halstead.

CALL TO ORDER:

The Board of Directors meeting was called to order at 7:35 p.m. A quorum was established.

APPROVAL OF MARCH 22, 2006 MEETING MINUTES:

It was moved by Jimi Halstead and seconded by Jay King to approve the March 22, 2006 meeting minutes as presented. Motion carried unanimously.

HOMEOWNERS FORUM:

A short discussion was held regarding the current approved roofing material in Hillcrest. A roofing contractor was in attendance to speak to the Board about the list of new products that have become available in the last few years. The Board will look into the issue further. The current approved composite shingle in Hillcrest will be installed on a home by the contractor in attendance.

FINANCIAL STATEMENTS:

The Board reviewed the current financial statement. Jay King reviewed current CD rates with the Board and stated he will meet with the company that currently has our Reserve Funds and will also look into other institutions to get a better return on the money.

COMMITTEE REPORTS:

Painting – Phase II of the painting will begin in early May. Irene Donelan stated that 9 buildings or 17 homeowners requested color changes for their home and Gardner Painting is aware of the situation.

Landscape – Joe Ratway stated that a lot of the areas in the common area and many front yards are in very bad shape and will need sod replacement. Nikki and Joe will do a walk of the property and send letter to all homeowners who need to replace sod. Nikki also stated she would meet with JBK landscape to look at the areas the Association is responsible for.

Pool – Pool Tech will be making some suggestions to the Board on some improvements that need to be done at the pool. Joe with Pool Tech will submit a bid.

Design Review – The Board reviewed and approved an application for the Elk Prestige composite roofing request.

Streets – Joe Ratway completed a warranty walk with Mark from Metro Pavers. There were some areas that needed to be addressed by them and they will be fixing the areas free of cost under the warranty. Metro Paves also extended the warranty so it would cover cracks that appear into next year.

On another note, Metro Pavers provided a bid to repair the streets due to damage from the trash truck leaking oil and hydraulic fluid. Nikki will contact the trash company and provide them with the bid and get their feedback.

OTHER BUSINESS:

Fence Caps:

The Board reviewed three bids from Fence Consulting Services to remove the failing post caps and hand chamfer each post. It was moved by Irene Donelan and seconded by Jay King to accept the bid from Best Choice Fence Company for a cost of approximately \$800. Motion carried unanimously.

Garage Sale:

Notices have been placed on everyone's doors. The community garage sale will be held on June 10th.

Dog Stations:

Nikki stated that the new dog stations with poop bags, signs, trash cans and liners have come in and will be installed within the next two weeks.

Tree Trimming:

J & J Tree Care is scheduled to begin the common area tree pruning the first two weeks of May.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 8:45 p.m.