

HILLCREST AT HOMESTEAD HOMEOWNERS ASSOCIATION, INC
BOARD OF DIRECTORS MEETING

MAY 24, 2006

MINUTES

BOARD MEMBERS PRESENT:

Ron Walker, Jimi Halstead, Joe Ratway and Jay King.

CALL TO ORDER:

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

APPROVAL OF THE APRIL 24, 2006 MEETING MINUTES:

It was moved by Jimi Halstead and seconded by Jay King to approve the April 24, 2006 meeting minutes as presented. Motion carried unanimously.

COMMITTEE REPORTS:

Paint:

Power washing has begun on the buildings in the painting cycle. Joe Ratway stated that Irene Donelan spoke with Gardner Painting and told them that when they replace shutters for owners the wide shutters must be used. Several homes had shutters that were not as wide as the original ones installed.

Landscape:

Nikki stated she walked the property with JBK. Several dry areas were looked at for sprinkler repairs as well as broken heads. JBK also bid out several areas for sod replacement or seed.

Pool:

The toilet in the women's restroom will be repaired prior to the pool opening. The Board will have Born engineering look at the concrete that has sunk in the pool area in the next few months and give a recommendation to the Board for repair or replacement.

Design Review:

The Board discussed a home that had some work going on that did not receive Design Review approval. Nikki will speak with the owners.

Streets:

The Board is still waiting for some type of answer or reimbursement from Allied Waste due to the leaking truck that left hydraulic fluid and oil throughout the community.

Financials:

Jay King reviewed the financials with the Board. After the current painting cycle is completed and Gardner has been paid, the money in the current reserve fund will be

moved into a Van Guard Money Market account. This account will yield better interest will comply with the current investment policy the Association has.

OTHER BUSINESS:

Common Area Sod Replacement:

The Board reviewed a bid from JBK Landscape to either re-sod or seed several areas within the community and the long stretch of common area along Jersey that was damaged by the extremely dry winter and mites. The Board questioned if hydra seeding would be a better option and Joe Ratway stated he would get an additional bid from another company before a decision is made. This will be reviewed at the next meeting.

Letters:

The Board reviewed letters that went out to owners who needed to replace sod in their own yards much like the common area. Nikki stated several of the owners have agreed to comply and may just need more than the 30 days given in the letter.

Newsletter:

The Board has found two volunteers to do the newsletter and will try and get a newsletter out quarterly to the community.

Damage Claim from Owner:

The Board reviewed a letter from the owners at 7502 S. Ivanhoe Way. Some type of vehicle backed into the handrail that sits on the common area sidewalk and stretches to the top of their stairs. Because the rail is anchored to the common area sidewalk, the homeowner requested that the Association pay for the damages. The owner provided a bid from a company who did the work before when this happened several years ago. The Board reviewed the bid and agreed they would pay for the damages, but asked Nikki to obtain another quote for comparison.

Misc:

The Board asked Nikki to send letters to owners who have signs that are not political signs, posted in their front yards or on their front doors as this is against regulations.

The Board discussed barking dogs and decided that calling animal control is the best way to handle the situation.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 8:50 p.m.