

HILLCREST AT HOMESTEAD HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MAY 24, 2007
MINUTES

PRESENT:

Jay King, Ron Walker, Irene Donelan and Jimi Halstead.

CALL TO ORDER:

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

APPROVAL OF MINUTES:

It was moved by Jay King and seconded by Jimi Halstead to approve the minutes of the March 29, 2007 meeting as presented. Motion carried unanimously.

HOMEOWNERS FORUM:

Mary Waters was present to discuss a petition that was signed by many owners in the community regarding the interior fences. In particular those fences that back to common area. This petition asked owners to sign if they would be interested in changing the current privacy fencing to an open split rail type of fence. A lengthy discussion was held on the subject and it was concluded that a fence committee was needed and three owners volunteered to be on that committee.

REVIEW OF FINICIALS:

The Board reviewed the current financial statement. Jay stated there is currently approximately \$171,000 in reserves but that \$36,000 will be withdrawn from that account for the community painting. It was moved by Ron Walker and seconded by Jimi Halstead to approve the April 2006 financial statement as presented. Motion carried unanimously.

COMMITTEE REPORTS:

Painting:

The next phase of painting will begin shortly. Irene Donelan will once again head the painting committee.

Landscape:

Two trees were removed and replaced in the common area.

Design Review:

Two requests were received by the committee. The Board and committee also held a discussion on using mulch in yards versus rock which is the current approved material for planting beds. It was determined that there is nothing specific in the Design Guidelines that says rock has to be used, but that if mulch is allowed the Committee would have to have specs on one kind and color of mulch that could be installed in order to keep a consistent look throughout the community.

Streets:

Some crack fill that is under warranty still needs to be completed by Metro Pavers.

OTHER BUSINESS:

Concrete at Pool:

This issue will be looked at once the pool is closed for the season.

Lighting Proposal:

The Board reviewed a bid from Full Spectrum Lighting to install new compact fluorescent bulbs in all of the garage fixtures in order to reduce the amount of time bulbs would need to be changed. The bid also included the monthly service of reviewing the property and replacing any bulbs that are out on the garages. The cost for the new lamps would be \$24 per fixture and the monthly service fee would be free for the first six months and then would be \$145 per month after that. It was moved by Ron Walker and seconded by Jimi Halstead to approve the proposal from Full Spectrum Lighting who would replace the current contractor Fluorescent Maintenance. Motion carried unanimously.

Trash service:

The Board reviewed three bids for trash service for the community and unanimously agreed to remain with the current contractor Allied Waste as their price was much more competitive than the other bids.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 8:20 p.m.