

HILLCREST AT HOMESTEAD HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
SEPTEMBER 27, 2007
MINUTES

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

CALL TO ORDER:

The Board of Directors meeting was called to order at 7:03 p.m. A quorum was established.

APPROVAL OF MINUTES:

It was moved by Ron Walker and seconded by Jimi Halstead to approve the May 24, 2007 meeting minutes as presented. Motion carried unanimously.

REVIEW OF FINANCIALS:

The Board reviewed the current financial statement as well as the current delinquencies in the neighborhood. The Board unanimously decided that any surplus in operating funds at year end will be transferred to Reserves. Once the year end statement is completed the Board will decide on how much to transfer.

HOMEOWNERS FORUM:

A homeowner present noted that bushes recently trimmed by JBK were not done well. The Board asked Nikki to speak with them and have them come back out and clean up the trim job.

A homeowner asked if mulch was allowed as a landscaping product because in years past only rock was allowed. The Board agreed that mulch can be used and that the Design Review Committee will come up with standards for installing mulch like size, color etc before any more approvals are looked at for that mulch.

COMMITTEE REPORTS:

Painting: The current cycle of painting has been completed. There were some glitches with the paint cycle but Irene Donelan worked with Gardner and everything was taken care of.

Landscape: The Board asked Nikki to have JBK look at some of the sod along Jersey that was recently re-seeded. The area is looking a little brown and the Board wants to make sure the grass is not going to die again and money will have to be spent on more seeding. The Board also asked Nikki to have JBK look at a steady stream of water on Kettle where the sidewalk turns into the community for a possible sprinkler line break.

Pool: The pool is closed for the season. It was suggested that the Board have someone clean the pool furniture before it is put out next season.

Streets: Joe Ratway and Nikki are working with Metro Pavers to get some warranty issues taken care of.

OTHER BUSINESS:

JBK Bid:

The Board reviewed a bid from JBK for tree removal and replacement as well as replacing some of the bushes along Jersey. It was moved by Jimi Halstead and seconded by Jay King to approve a new pine tree at 7564 for \$450 and to remove a Linden and replace with a snow crab in the common area for \$475 and to replace a Pyracantha bush along Jersey that was destroyed by fire blight for \$65. Motion carried unanimously.

Review of 2007-2008 Draft Budget:

The Board reviewed the draft budget prepared by Nikki of Weststar. With the savings in insurance and some other categories it was decided that no dues increase would be needed. The Transfer to Reserves line item will be increased by \$15,000 for the year. After some discussion it was moved by Ron Walker and seconded by Jimi Halstead to approve the 2007-2008 budget. Motion carried unanimously.

Fence Committee:

The fence committee is looking at options for the perimeter fence and will be presenting some ideas to the owners at the Annual meeting.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 7:55 p.m.