

HILLCREST AT HOMESTEAD HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
SEPTEMBER 24, 2008
MINUTES

PRESENT: Joe Ratway, Joe Gavlick, Cathy Shuster and Bobbi Brandon.

CALL TO ORDER:

The Board of Directors meeting was called to order at 7:02 p.m. A quorum was established.

APPROVAL OF MINUTES:

It was moved by Joe Gavlick and seconded by Cathy Shuster to approve the July 24, 2008 meeting minutes as presented. Motion carried unanimously.

HOMEOWNERS FORUM:

A homeowner present asked when the dead grass on the common areas would be addressed. The board stated that the plugs had already been put in and over seeding was done in those areas.

A homeowner was present to discuss a noise issue they were experiencing with their attached neighbor. The Board stated that a letter was sent to the owner of the unit, but the matter is a neighbor to neighbor issue and if the noise is bad enough the police should be notified.

COMMITTEE REPORTS:

Financials:

Joe Gavlick reviewed the current financial with the Board and homeowners present. It was moved by Joe Gavlick and seconded by Cathy Shuster to approve the August 2008 financial statement as presented. Motion carried unanimously.

Joe Gavlick stated that the Board had reviewed and finalized the 2008-2009 budget. The approved budget included a \$20 increase in dues. The Board fielded questions from the owners in attendance.

Painting:

Cathy Shuster reported that the touch up painting cycle is underway and that the paint committee is working with Gardner Painting on new colors. Along with that will come the retirement of some of the old colors.

Landscape:

Joe Ratway reported that a walk around was done with JBK Landscape and some seeding was done in various areas of the community.

Pool:

An issue with the temperature of the pool was brought up by a homeowner. The Board stated they will make sure the heater is working correctly and that the thermometer is giving the right reading.

Design Review:

No requests received by the committee.

Streets:

The Board will be getting bids on replacing some of the concrete pans that are need of repair.

OTHER BUSINESS:

Appointment of Board Member:

It was moved and seconded to appoint Bobbi Brandon to take the place of Jimi Halstead who had to leave the board prior to her term expiring. Motion carried unanimously.

Report from Fence Committee:

The Board introduced the fence committee and thanked them for all of their hard work on finding alternatives to the current fencing that surrounds the community.

Al Wolfe introduced all of the committee members and began to give the owners in attendance an overview of all of the products they had researched that could replace the fence that was installed 5 years ago by Arbor Fence. Many different products were discussed as well as the price of each of those products. Various options for financing the fence were discussed and owners were given a chance to ask some questions.

No final recommendations have been made by the fence committee and future meetings will need to be held in order to give the owners more chance to ask questions and to vote on whether or not they feel the fence should be replaced and how it should be paid for.

ADJOURNMENT:

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