

HILLCREST AT HOMESTEAD HOMEOWNERS ASSOCIATION

ANNUAL MEETING

JANUARY 28, 2009

CALL TO ORDER:

The Annual meeting was called to order at 7:05 p.m. A quorum was established.

APPROVAL OF 2008 ANNUAL MEETING MINUTES:

It was moved and seconded to approve the 2008 Annual Meeting minutes as presented. Motion carried unanimously.

STATE OF THE ASSOCIATION

Joe Gavlick gave a brief report on the Association's financials.

The Association's Auditor, Nancy Foss, was in attendance to review the audit and finances. Nancy stated that the Association ended the year with \$282,000 in reserves and there were no large variances in the Budget. Nancy feels the Association is in good financial conditions and feels the Board is handling the funds well. Nancy fielded and answered questions from owners in attendance.

The Board reported that some landscaping issues were addressed and corrected over the summer. They reported that some pool upgrades will be needed in the coming year. There will be no painting cycle for the coming year, but new colors are being looked at by the Paint Committee and owners will be notified once new colors have been chosen.

ELECTION OF DIRECTORS:

Two positions were available for the Board of Directors. The Board called for nominations from the floor. Both Barbara Brandon and Char Fanning were nominated. It was moved and seconded to close nominations. Motion carried unanimously.

Barbara Brandon gave a brief speech on why she would like to serve on the Board. Char Fanning was not in attendance to give a speech.

With two positions available and two volunteers nominated it was moved and seconded to elect them by acclamation. Motion carried unanimously.

Joe Ratway thanked the community for allowing him to serve on the Board for the last several years and the Board and homeowners present thanked him for his service.

HOLIDAY LIGHTING CONTEST:

The results of the Annual Holiday Lighting Contest were as follows:

1st Place-Joe Gavlick who received a \$100 gift card

2nd Place-Shirley Cloutier who received a \$50 gift card

3rd Place-Dick & Jean Heiman who received a \$25 gift card.

Honorable mentions went to the Stempers' and Irene Donelan.

HOMEOWNER FORUM:

An owner brought up the recent sightings of coyotes and foxes. The Board explained it a Department of Wildlife issue but suggested that anyone out walking their dogs should carry a loud horn or pepper spray in case they come in contact with a coyote.

An owner present asked if the Audit would be made available to owners. The Board stated anyone can request a copy of the Audit from the management company and one will be mailed.

Joe Gavlick stated that a committee will be formed to review the Association's Reserve Study and earmark reserve money for certain projects.

An owner present discussed the need for some owners to keep their trees trimmed.

An owner present questioned the status of the perimeter fence. The Board stated that the new board will be looking at preparing a survey to go out to all owners with options on repairing or replacing the perimeter fence.

A request was made to trim the bushes in front of the Hillcrest sign. A request will be sent to the landscape company.

Discussion on the ice problem on Irish was held. It was suggested by several owners that residents who live along that street do not throw their sidewalk or driveway snow into the gutters or street as it adds to the poor melting problem that street already faces. An owner present suggested possibly having the Association purchase ice melt and a spreader for the owners along that street to use.

An owner present stated that they believe non-Hillcrest residents have been using the pool, without a current Hillcrest resident with them. The Board stated they will look into the matter and possibly think about re-keying the pool.

ADJOURNMENT:

There being no other business to come before the owners, the meeting was adjourned at 8:05 p.m.