

HILLCREST AT HOMESTEAD HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MARCH 31, 2009
MINUTES

PRESENT: Cathy Shuster, Joe Gavlick, Crystal Bartlett and Char Fanning.

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 Joe Gavlick and seconded by Cathy Shuster to approve the November 28, 2008 meeting minutes as presented. Motion carried unanimously.

HOMEOWNER'S FORUM:

A homeowner present stated they were concerned about the declining home values in the community and feels the interior fencing needs to be better maintained. The Board stated they will discuss power washing and staining the fences that back up to common area and that letters will be sent to those owners who have let their individual fences fall into disrepair.

Another owner present suggested getting a price to do all the fences for a possible rate deduction and individual owners can pay the vendor for the work.

Another owner present suggested that volunteers could be used to help owners with deteriorating fences, yards etc that cannot properly maintain their properties due to age or financial matters.

An owner present asked if the current state of foreclosures in Colorado has had an impact on the HOA. The Board stated that at this time there is not a serious problem in Hillcrest.

REVIEW OF FINANCIAL STATEMENTS:

Joe Gavlick reviewed the financial statements with the Board. Joe stated that all Reserve fund money has been moved from Vanguard to RBC Dain in four laddered, insured cd's with 4 separate banks.

Joe also stated that the Board is going to allocate Reserve money to specific projects based on the current Reserve Study.

It was moved by Joe Gavlick and seconded by Cathy Shuster to approve the financial statements as presented. Motion carried unanimously.

COMMITTEE REPORTS:

Painting:

Cathy Shuster reported that the paint committee met and that updated paint colors for the community are still being worked on but some of the older colors have been phased out already.

Landscape:

Crystal Bartlett reported that the Board has solicited bids for tree trimming and spraying and that once the bids have been looked at in further detail a vendor will be chosen. There was some discussion that there is a pine beetle infestation in some of the common area trees and that may cause the need for individual owner's pine trees to be sprayed and that this may be done by the tree vendor chosen by the board. More details on that will follow.

Pool:

Mike Chestnut has volunteered to head the pool committee once again this year. The pool hours will be changed and a letter will go to all owners notifying them of the change.

Design Review:

No recent requests.

Streets:

Joe Gavlick reported that he is in the process of soliciting bids for pavement and concrete work in the community.

OTHER BUSINESS:

Election of Officers and Committee Assignments:

It was moved and seconded to elect the following Board members to the following office and committee assignment:

President: Crystal Bartlett, Landscape, Design Review, Paint

Vice Pres: Char Fanning, Design Review, Newsletter

Treasurer: Joe Gavlick, Streets, Fence, Design Review

Secretary: Cathy Shuster, Paint, Landscape, Newsletter

Member @ Large: Bobbie Brandon, Streets, Landscape

Motion carried unanimously.

Pool Bids:

The Board reviewed bids to re-plaster the pool as well as install new drains to be in compliance with a recent federal law regarding swimming pools. It was moved by Cathy Shuster and seconded by Joe Gavlick to approve the bid from Pool Tech, the current pool vendor for a cost of \$29,500. This will be for Diamond Brite Resurfacing, two new rows of tiles and dual main drains. Motion carried unanimously.

Some discussion was held on key issues at the pool. The Board is going to look into possible rekeying the locks, but it may not be for this pool season.

A discussion of pool hours was held. It was moved by Char Fanning and seconded by Cathy Shuster to change the pool closing hour from 10 p.m. to 9 p.m. Motion carried unanimously.

Tree Care Bids:

Several bids have been received by the board. Crystal asked the Board to approve up to \$10,000 for tree care so that once the bids are reviewed a contractor can be chosen immediately. It was moved by Joe Gavlick and seconded by Cathy Shuster to approve \$10,000 for tree care in the common areas. Motion carried unanimously.

Fence Survey Results:

The Board reported the results of a recent fence survey that was sent to everyone. Out of 123 homes, 86 responses were received which is a 70% response rate.

61 votes were in favor of staining the perimeter fence
19 votes were opposed to staining the perimeter fence
5 surveys were returned with neither a yes or no vote
1 survey was marked yes and no.

Based on the survey results the Board solicited bids from several fence contractors to power wash and stain the perimeter fence. After discussing the bids it was moved by Joe Gavlick and seconded by Cathy Shuster to approve the bid from DVA, Inc. for a cost of \$16,890. This bid includes repair to the fence, replacing face boards, removing the warped caps and beveling the tops of the posts, power washing the fence, raking back the rocks and staining the fence with a solid pigment stain. The fence will be sprayed and back rolled and a sample panel will be done and let dry before all of the work is completed to make sure the staining process will actually work. Motion carried unanimously.

The Board discussed the interior fences that face common area. It was noted that these fences are not the Association's responsibility to maintain based on legal council's opinion, but that for the good of the community the Board can take on the expense of power washing and staining those fences that face landscaped common area. Based on the attorney's opinion it was moved by Cathy Shuster and seconded by Char Fanning to have the HOA pay for the power washing and staining of the interior fences that face common area. Any repairs that need to be made to the fence will be the responsibility of the unit owner. Cathy Shuster, Crystal Bartlett and Char Fanning approved and Joe Gavlick abstained. Motion carried.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 8:40 p.m.