

HILLCREST AT HOMESTEAD HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MAY 27, 2009
MINUTES

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

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 March 31, 2009 meeting minutes with some minor corrections to committee assignments. Motion carried unanimously.

FINANCIAL REPORT:

Joe Gavlick reviewed the financial with the Board and homeowners present. The Board also reviewed the currently delinquency list. A homeowner asked Joe about the CD's that the Association has for their Reserve funds and Joe answered all questions. It was moved by Cathy Shuster and seconded by Char Fanning to approve the April 2009 financial statement as presented. Motion carried unanimously.

COMMITTEE REPORTS:

Paint:

Cathy Shuster reported that the committee meets monthly and is still actively working on the new color list for the community.

Landscape:

The tree pruning contracted by the Board will be beginning immediately. The tree spraying will start in June. Crystal reported that some major landscaping was done around the pool area and that the Board is working on beautifying some of the common areas as well. Joe Gavlick thanked the Board members and their spouses who spent hours on the landscaping around the pool volunteering their time and many of the homeowners in attendance agreed with that and thanked the volunteers as well.

Some questions were raised by owners in attendance on what could be done with owners who are not maintaining their properties well. The Board stated that letters will go out to owners who currently have items that need to be worked on.

Pool:

The new plaster and tile looks great, the pool vendor did a great job. The fence around the pool will be re-painted as well as the pool house. The Board discussed the possibility of purchasing new pool furniture. After looking at the reserve study it was determined

that \$11,000 could be put aside for new furniture, umbrellas and stands. It was moved by Joe Gavlick and seconded by Cathy Shuster to purchase the new furniture, etc. not to exceed \$11,000 in cost. Motion carried unanimously.

Design Review:

9 requests have been approved and two are currently pending.

Streets:

Joe Gavlick met with several contractors to get bids on asphalt and concrete work for the community. After meeting with the vendors and reviewing their bids it was moved by Joe Gavlick and seconded by Char Fanning to approve the bid from Black Gold Paving Solutions for a cost of \$12,481. Motion carried unanimously.

OTHER BUSINESS:

Lighting Contract:

The Board reviewed a new contract from the current lighting vendor and unanimously decided to stay with them for a two year contract.

Homeowner's Forum:

An owner mentioned that there seems to be a barking dog issue with an owner in the community. The Board will look into the matter and send a letter if necessary.

An owner present discussed the idea of using solar panels at the pool to heat the pool as some of the city pools do. The Board stated they were definitely interested in the idea and asked the owner to gather further information and share it with pool committee chairperson, Mike Chestnut.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 7:50 p.m.