

HILLCREST AT HOMESTEAD HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JULY 22, 2009
MINUTES

PRESENT: Char Fanning, Joe Gavlick, Crystal Bartlett, 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 Char Fanning and seconded by Cathy Shuster to approve the May 27, 2009 meeting minutes as presented. Motion carried unanimously.

REVIEW OF FINANCIAL STATEMENT:

Joe Gavlick reviewed the financial statement with the Board and homeowners present. To date the Association has operated under budget. It was moved by Cathy Shuster and seconded by Char Fanning to approve the June 2009 financial statement as presented. Motion carried unanimously.

COMMITTEE REPORTS:

Paint:

No new updates. The committee is still working on new paint colors for the community.

Landscape:

The shrubs along Jersey have been trimmed as far back as possible without exposing all of the browned out areas. The Board is soliciting bids for tearing out the shrubs and planting new materials in that area.

Pool:

The new pool furniture has been delivered and set up and looks beautiful. The old furniture was sold to residents in the community. The Board is looking into having some cement repaired at the pool that sunk. There have been some security issues at the pool so the Board is looking into a new electronic pool entry system. The Board thanked everyone who helped with the unloading and setting up of the pool furniture.

Design Review:

Several requests received and approved.

Streets:

The concrete, patch work and crack sealing of the streets has been completed and the company did a great job.

HOMEOWNERS FORUM:

A homeowner questioned if the Association's insurance would cover a tree that falls and causes damage. If it's an Association tree the HOA insurance would cover it. If it's an individual owner's tree then their insurance would kick in.

An owner mentioned that some other fences in the community should be stained to match the fences that were done that back up to common area. The Board had a lengthy discussion about the topic because the HOA cannot afford to stain the entire fence that you can see in the community and therefore only did the fences that back up to common area. The other fences will be looked at and the Board will decide if they will stain them at a later date or not.

An owner present stated that the Board should be compassionate and reasonable when dealing with owners who fall behind on their dues or are unable to maintain their properties. He also suggested that when the streets are replaced that other products be used that allow more water penetration so that not so much water is dumped into the storm drains.

An owner present asked who purchased the picnic bench for the community and where it was located. The Board stated that the Association paid for the bench and that it was located on the island at the end of E. Irish Pl.

OTHER BUSINESS

Mud Jacking at Pool:

Crystal Bartlett presented the Board with a bid for mud jacking at the pool that will be done with a material that holds up much better than conventional mud jacking. It was moved by Bobbi Brandon and seconded by Joe Gavlick to approve the bid for \$1,575. Motion carried unanimously.

Entry System at Pool:

Crystal Bartlett discussed with the Board the need to have a new entry system at the pool that can track owners who go in and out and can be controlled electronically. Crystal has been researching many of the systems and asked the Board for a budget of up to \$3,000 for a new system. It was moved by Joe Gavlick and seconded by Bobbi Brandon to approve up to \$3,000 for a new electronic entry system at the pool. Motion carried unanimously.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 8:15 p.m.