

HILLCREST AT HOMESTEAD HOMEOWNERS ASSOCIATION

NOVEMBER 17, 2009

MINUTES

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

CALL TO ORDER:

The Board of Directors meeting was called to order at 6:30 p.m. A quorum was established.

APPROVAL OF MINUTES:

It was moved by Joe Gavlick and seconded by Cathy Shuster to approve the September 23, 2009 meeting minutes as presented. Motion carried unanimously.

FINANCIALS:

Joe Gavlick reviewed the financial statements with the Board. He stated that the Association ended the year on a positive note. At year end the Association had approximately \$313,000 in reserves. It was moved by Cathy Shuster and seconded by Char Fanning to approve the October 31, 2009 financial statement as presented. Motion carried unanimously.

COMMITTEE REPORTS:

Painting:

No report

Landscape:

A section of fence along Holly fell down and will be repaired.

Pool:

The gutters on the pool house were cleaned and lights around the pool were repaired.

Design Review:

The committee is having an ongoing discussion with a homeowner regarding their request.

Streets:

No report.

OTHER BUSINESS:

Rock Wall:

The Board discussed repairs that are needed to the rock wall on Jersey St. A bid from Rock Doctors was received which would repair approximately 18 sections for a cost of \$13,797. Several owners in attendance had questions about the bid and the repair process and Crystal agreed to contact Rock Doctors with those concerns and get back to the Board.

Delinquent Owner:

The Board discussed the next steps to be taken regarding an owner who is severely delinquent.

Board Vacancy:

Irene Donelan was present to discuss with the current Board the need to fill the five vacancies coming up at the Annual meeting. Irene thanked the current Board for all of their hard work and stated that because of Boards like the current one and others in the past, the community has always been well taken care of. Irene offered four names of interested homeowners who would like to run for the board and they were Mike Menagh, Bob Stemper, Irene Donelan and Al Geiselhardt. Crystal stated that she heard from a new owner Lorraine French that she would also like to serve. There are now five owners to fill the five vacancies. The Board thanked everyone for volunteering.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 7:05 p.m.