

HILLCREST AT HOMESTEAD HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
SEPTEMBER 26, 2011
MINUTES

PRESENT: Al Geiselhardt, Mike Menagh, Judy Garner, Dennis Erwin, Lorraine French and Lucas Slankard of Van Gilder Insurance.

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 Al Geiselhardt and seconded by Mike Menagh to approve the July 27, 2011 meeting minutes as presented. Motion carried unanimously.

FINANCIALS:

The board reviewed the financial statements. It was moved by Al Geiselhardt and seconded by Mike Menagh to approve the August 2011 financial statement as presented. Motion carried unanimously.

PRESENTATION:

Lucas Slankard of Van Gilder Insurance, the Hillcrest agent, was present to discuss the insurance renewal with the Board and owners present. A lengthy discussion was held about who would insure the HOA, the problems that having shake roofs in the community cause for deductibles, etc. and what the options are for the community as far as rates, deductible buy downs, etc. Lucas explained that several carriers had turned down the HOA for coverage due to the shake roofs, but he is still in the process of shopping the policy and will get back to the Board with options.

COMMITTEE REPORTS:

Painting:

Judy Garner reported that there are a few items left to be done by Exterior Solutions and that 4 or 5 sign off forms have not been returned by owners, but at this point the Board will be signing off on the project.

Landscape:

Al Geiselhardt reviewed a bid received from Jones Tree and Lawn to replace several of the new plantings along Jersey that have died. Al plans to speak with Jones Tree further on the matter as there is some dispute on what caused the plants to die. Several small projects bid on by JBK were approved, including installing rain sensors on the sprinkler clocks for the community.

Pool:

The pool is closed for the season. Al Geiselhardt made a suggestion to the Board and owners present that the pool rules be updated to restrict the number of guests that an owner can bring to the pool. He

suggested that no more than 5 guests should be allowed. Al also suggested that no screaming grandchildren or loud music will be allowed at the pool. This suggestion was met with serious opposition from the owners in the audience and no action on either suggestion was taken by the Board.

Design Review:

Mike Menagh reported that 10 requests have been processed since the last Board meeting.

Streets:

Mike Menagh reported that the Board is reviewing bids from three companies to do asphalt and concrete repairs to the community and that work on these areas should be within the next month or so.

HOMEOWNERS FORUM:

An owner present suggested that the Board consider a dues increase even if they feel one is not needed so that the extra income can be used to transfer money to the reserve fund to take care of future projects in the community. The Board stated they would take that into consideration during the budget process.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 8:30 p.m.