

HILLCREST AT HOMESTEAD HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
SEPTEMBER 13, 2012
MINUTES

PRESENT: Mike Menagh, Judy Garner, Dennis Erwin and Jeannette Callahan.

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 Mike Menagh and seconded by Jeannette Callahan to approve the July 26, 2012 meeting minutes as presented. Motion carried unanimously.

FINANCIALS:

The Board reviewed the financial statement. It was moved by Mike Menagh and seconded by Jeannette Callahan to approve the financial as presented. Motion carried unanimously.

COMMITTEE REPORTS:

Paint:

Judy Garner reported that painting is progressing in the final phase. Once completed touch ups in the other phases will begin.

Landscape:

Jeannette Callahan reported that one additional project on Ivanhoe Circle and Ivanhoe Way will be completed by JBK Landscape and that will be all the projects done for this budget year. A bid for tree trimming is expected and the work will be done in the fall. Sod will be installed in the spring in the area where a large cottonwood tree was removed.

Pool:

The lock system was installed and new fobs were distributed to owners in exchange for their old fobs which no longer work. A new pool cover will be installed when the pool is closed for the season and the pool fence will also be painted.

Design Review:

A few requests were processed. The committee is working on adding the stain color for fences into the Design Guidelines.

Streets:

Crack sealing of the streets will be done this fall.

Roof/Insurance:

The committee and Board met and agreed to accept option #2 that was put forward to all those who attended meetings about the roof issues. This proposal would have the HOA take over the maintenance responsibility of the roofs as well as the insurance of them. Those who have shake roofs will have their roof replaced and will be required to pay the HOA back either in a lump sum or through a Special Assessment. The next step in this process was discussed and a timeline was laid out for how the project should move forward. Several questions were taken from those in attendance and the Board thanked the committee for all of their hard work on this issue.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 8:00 p.m.