

HILLCREST AT HOMESTEAD HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

DECEMBER 2, 2013

MINUTES

PRESENT: Jeannette Callahan, Mary Sue Hyslop, Mike Menagh and Lorraine French.

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 Lorraine French to approve the September 26, 2013 meeting minutes as presented. Motion carried unanimously.

FINANCIALS:

It was moved by Mike Menagh and seconded by Mary Sue Hyslop to approve the October 2013 financial statements as presented. Motion carried unanimously.

COMMITTEE REPORTS:

Community Outreach:

Mary Sue Hyslop thanked Lora Menagh and Nancy Davidson for hanging the Christmas Decorations at the community entrance. Mary Sue also touched on several upcoming events and stated there would be a holiday lighting contest this year.

Paint:

No Report.

Design Review:

Several requests were processed including those for new roofs.

Streets:

The Board reviewed a bid from Rocky Mountain Pavement Maintenance for crack sealing of the streets. It was moved by Mike Menagh and seconded by Mary Sue Hyslop to accept the bid for a price of \$2,832. Motion carried unanimously.

Pool:

No report.

Roof:

Jeannette Callahan reported that all roofs have been replaced.

OTHER BUSINESS:**Trash Contract:**

Nikki Kreger of Weststar Management reported that she had been working with the current trash provider and was able to negotiate a new contract that will be \$477 per month less than the current contract. It was moved by Mike Menagh and seconded by Lorraine French to approve the contract as presented. Motion carried unanimously.

Reserve Study:

The Board reviewed a quote to update the current reserve study with the company that previously did the study for a cost of \$3,300 and unanimously approved the bid.

New Collection Policy:

The Board reviewed a new Collection policy required by law that was written by the Association's attorney. It was moved by Mike Menagh and seconded by Lorraine French to approve the policy as written. Motion carried unanimously.

Ivanhoe Circle Mailbox:

The Board reported that a bucket filled with ice melt and a scoop will be placed by the mailboxes for all residents to use when they get their mail to help with the ice build-up in the area.

HOMEOWNER FORUM:

An owner suggested that the Board should create a reserve budget similar to the operating budget to allocate money transactions to various line items.

An owner requested that his fence get repaired prior to the Board considering the replacement of the perimeter fence.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 7:25 p.m.