

HILLCREST AT HOMESTEAD HOMEOWNERS ASSOCIATION, INC.

ANNUAL MEETING

JANUARY 22, 2014

MINUTES

CALL TO ORDER:

The Annual meeting was called to order at 7:00 p.m. A quorum was established.

APPROVAL OF MINUTES:

It was moved and seconded to approve the 2013 Annual meeting minutes as presented. Motion carried unanimously.

COMMITTEE REPORTS:

Pool:

Lorraine French reported that a leaking pipe was repaired in the pool area. No incidents were reported at the pool over the summer like excessive noise, etc.

Newsletter:

A newsletter was distributed every other month and was very helpful in keeping the community informed about all the things happening in the neighborhood.

Community Outreach/Social:

The welcome packet distributed to new owners was updated. The Outreach committee was created to connect neighbors and to offer presentations from individuals like the sheriff's office, retirement planners, etc. 1st Friday parties were planned at the pool and the social committee planned a very successful caroling party over the holidays. Also re-instated was the holiday lighting contest with the winners for the year being:

1st Place: Norm Wallace-\$75 gift card

2nd Place: Lynda Andrews-\$50 gift card

3rd Place: David & Nanette Nelson-\$25 gift card

Honorable Mentions to: Susan Quist and Shirley Cloutier

Design Review:

Many requests were processed over the year with the largest amount being for roof replacements.

Streets:

Crack filling of the streets will be done shortly. The streets and concrete will be watched closely in conjunction with the new reserve study to make sure all maintenance is being done on a regular basis.

Paint:

No painting done in 2013.

Landscape:

The majority of the landscape budget was spent on tree trimming and spraying in the common areas.

Financial:

Gail Owens reviewed the year-end financial with the Owners in attendance. She reported there was a large cash balance and receivable balance due to the roof assessment levied. Funds are continuing to be

placed in the Reserve Fund to make sure future roof repairs and replacement as well as other items outlined in the Reserve Study can be taken care of.

Hillcrest Sign/Plaque:

The bronze plaque has been restored and re-installed in the island along Irish and Ivanhoe. The Board thanked Lorraine French for all of her hard work tracking down the missing plaque and having it restored and re-installed.

PRESIDENT'S REPORT:

Jeannette Callahan reported on items accomplished over the past year which included:

1. New mailboxes for the entire community (Thank you to Joe Gavlick for his help on this project).
2. Roof amendment was voted on and passed and roof replacements have been completed.

ELECTION OF DIRECTORS:

The Board announced that three positions were up for election. Three nominees were announced, Lorraine French, Liz Hinds and Joe Gavlick. Each candidate gave a brief speech on why they would like to serve on the Board and with no other nominations from the floor it was moved and seconded to accept all three by acclamation. Motion carried unanimously. Each will serve a two year term which will expire at the Annual meeting in 2016.

HOMEOWNERS FORUM:

Some complaints were received regarding ice on the streets. The Board reported that Owners are shoveling snow into the gutters which is contributing to the ice problem. The Board is also working with the snow removal company to clear the streets the best they can so there are as few ice problems as possible. The current contract is to have the streets plowed when the snow reaches 4 inches.

An Owner in attendance encouraged residents to keep their eyes open on the property and to look for strangers, etc. to keep a good sense of community.

An Owner present thanked the Board for placing the ice melt bucket at the mailboxes on Irish and Ivanhoe as the area does get icy in the winter.

ADJOURNMENT:

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