

HILLCREST AT HOMESTEAD HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

MARCH 26, 2014

MINUTES

PRESENT: Mary Sue Hyslop, Lorraine French, Liz Hinds and Joe Gavlick.

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 Joe Gavlick and seconded by Lorraine French to approve the December 2, 2013 meeting minutes as presented. Motion carried unanimously.

FINANCIALS:

The Board reviewed the current February financial statement. It was moved by Joe Gavlick and seconded by Liz Hinds to approve the financial as presented. Motion carried unanimously.

COMMITTEE REPORTS:

Paint: No Report

Landscape: The Board reviewed a written report from Gail Owens. It was reported that Jill Christiansen has joined the landscape committee. Some light tree trimming will be done this spring and spraying will be done on the trees for the pine beetle and Ash borer. A large pine needle clean up was done by JBK. The island with the monument sign will be re-landscaped and the sign will be re-hung on the rock.

Pool: The pool will open once again on Memorial Day weekend. Bids are being solicited to replace the timber retaining wall at the pool.

Design Review: Two requests were recently approved. A reminder to all residents that approval is required prior to any improvements or changes.

Streets: Crack sealing of the streets will be completed around April 1st.

Community Outreach/Social: Several activities have been planned all the way through December and an update of those activities will be given in the next newsletter. The community garage sale will be held again this year with Char Fanning organizing the effort. There will also be a dumpster day on June 7th for all Owners to use to help get rid of unsold garage sale items, etc.

OTHER BUSINESS:**Revised Rules and Regulations:**

The Board reviewed a revised set of Rules and Regulations. It was moved by Joe Gavlick and seconded by Lorraine French to approve the revised set. Motion carried unanimously.

Maintenance and Insurance Chart:

The Board reviewed a maintenance and insurance chart created by the Association's attorney to help in guiding owners as to who is responsible for maintenance on their property and who is responsible for insurance coverage on the properties. The chart was unanimously accepted by the Board.

Reserve Study:

The Board reviewed the Reserve Study created by Borne Consulting. The Reserve Study committee worked very hard on the study and after three drafts with several changes the final study will be voted on and approved in May.

Snow Removal Study:

The Board discussed with the Owners present that fellow homeowner, Crystal Bartlett, had solicited bids from three companies for shoveling of homeowner sidewalks and driveways to find out if it would be something that HOA could afford to do. After seeing the numbers and realizing how many storms snow removal would be needed for in the winter season, the Board concluded that shoveling of all Owner's driveways and sidewalks would not be financially feasible at this time without a substantial dues increase. The HOA will continue to shovel the common area sidewalks and streets.

Insurance Update:

The Board reported that the insurance will be renewing in May. As part of the renewal process, the agent provided information to the Board that the rates would be increasing to \$68,000 from the current rate of approximately \$55,000. After working with the agent to utilize credits available to the Association and raising the deductible to \$5,000 per occurrence from \$1,000, the new rate will be \$50,000 per year.

HOMEOWNERS FORUM:

A question was asked about the status of roof money collected. The Board stated that two Owners have entered into payment plans and two Owners have been turned over to the Association's attorney for collections.

A few questions were asked on the Reserve Study.

The need for tree trimming and dead bush removal by several by owners was brought up to the Board and the Board stated that letters will be mailed to those Owners asking them to correct the issues.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 8:25 p.m.