

HILLCREST AT HOMESTEAD HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

MARCH 25, 2015

MINUTES

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

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 Jeannette Callahan to approve the November 4, 2014 meeting minutes with a minor correction. Motion carried unanimously.

FINANCIALS:

Liz Hinds reviewed the February financials with the Board. It was moved by Jeannette Callahan and seconded by Joe Gavlick to approve the financial as presented. Motion carried unanimously.

COMMITTEE REPORTS:

Painting:

8 buildings (16 units) have been painted as part of the hail claim and phase one painting schedule. 41 of 67 buildings have had roofs completed.

Landscape:

Jeannette Callahan reported that the common area trees will be sprayed soon. She will be asking residents for input on areas that could use some additional landscaping.

Pool:

The pool house has been painted as part of the hail claim process.

Design Review:

Many requests have been received and processed.

Streets:

Joe Gavlick reported that the streets will be swept once the construction in the community is done. No major repairs are planned for this budget year.

Outreach/Social:

Mary Sue Hyslop reported that both committees are working on upcoming events for the community. No events will be planned before June 1st due to the construction in the community.

OTHER BUSINESS:

Tree Spraying:

The Board reviewed a bid from Jones Tree and Lawn for spraying of the common area trees for a total of \$2,025. It was moved by Joe Gavlick and seconded by Mary Sue Hyslop to approve the bid as presented. Motion carried unanimously.

Sign Replacement:

The Board reviewed a bid from Architectural Signs for replacing the Hillcrest sign at the corner of Jersey and Dry Creek due to the poor condition of the current sign. The cost of the new sign will be \$1,941.41 including installation. It was moved by Jeannette Callahan and seconded by Lorraine French to approve the bid as presented and to pay for it by using excess funds in the streets category on the budget that will not be utilized this year. 4 in favor, 1 opposed. Motion carried.

Insurance Discussion:

Nikki with Weststar Management discussed with the Board and Owners that American Family has added a 2% wind and hail deductible to the HOA insurance policy. The deductible is based on the value of all buildings in the community and therefore will be a large sum of money if ever needed. To cover such a large deductible if ever needed the HOA would need to assess each owner and Nikki suggested that Owners contact their own insurance agents to discuss "loss assessment" coverage which would cover the cost of a special assessment in the case of an insurable event.

HOMEOWNERS FORUM:

Crystal Bartlett stated that she was very pleased with the roofers and how they protected her plants, etc.

Irene Donelan expressed her concern over owners who have placed reflectors in their front yards.

Another owner commented that she does have them and has to because the snow plows damage her sod each year but she does take them down in the summer.

Dennis Rago asked the Board what the process is for inspecting the roofs once they are installed. The Board stated that the roofs are inspected by Interstate Restoration and the City of Centennial.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 7:48 p.m.