

HILLCREST AT HOMESTEAD HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

SEPTEMBER 23, 2015

MINUTES

PRESENT: Mary Sue Hyslop, Liz Hinds, Jeannette Callahan, Joe Gavlick 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 Joe Gavlick and seconded by Jeanette Callahan to approve the July 29, 2015 meeting minutes with a minor correction. Motion carried unanimously.

FINANCIALS:

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

COMMITTEE REPORTS:

Painting:

All painting has been completed in regards to the hail claim and the phase one painting. Mary Sue gave an update on the various miscellaneous items left to be completed by Interstate Restoration.

Landscape:

Jeannette Callahan reported that she met with JBK and all outstanding items have been corrected by them. Concerns over who is responsible for trimming the shrubs surrounding the electrical boxes in front yards are being addressed.

Pool:

The pool is closed for the season and some maintenance items in the pool house will be addressed in the fall or winter.

Design Review:

Several requests have been processed but overall the requests seem to be slowing down for the season.

Streets:

Joe Gavlick reported he met with a contractor to bid out curb and gutter replacement throughout the community and will report back to the Board.

Community Outreach/Social:

Mary Sue updated the owners on upcoming events including a new movie night at the library.

OTHER BUSINESS:**Maintenance and Insurance Chart:**

Revisions were made to the chart to address the responsibility of maintenance and insurance in regards to interior fences in between units. They are the responsibility of each owner to maintain and insure and the changes are reflected in the chart. The Board unanimously accepted the revised chart.

2015/2016 Budget:

Liz Hinds reviewed the draft budget with the Board and Owners present. She also discussed the reserve study. It was moved by Joe Gavlick and seconded by Jeannette Callahan to approve the 2015/2016 budget with a \$5 increase in monthly assessments. Motion carried unanimously.

Recycle Bins:

The trash carrier has offered to switch out the 96 gallon recycle containers with a smaller version that is 64 gallon. These containers will be delivered to the community after they are produced and notices are given to all residents.

Board Positions:

The Board announced that three positions will be available for election at the upcoming Annual meeting in January and asked for anyone interested to contact a current Board member.

HOMEOWNER FORUM:

Ron Walker asked the Board how the current painting cycles are handled. The Board responded that the paint cycles went from 5 year to 6 year and there is no current plan to do touch up painting in the off years.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 7:51 p.m.