

**DRAFT MINUTES ANNUAL MEETING, HILLCREST VILLAGE
HOMEOWNERS' ASSOCIATION
MARCH 21, 2012**

Board Members Present: Donna Franz, President; Lou McDowell, Treasurer; and Sally Gardenswartz, Secretary; Betty Vean, Vice-President-was absent.

Home Owners Present: Sue Silverman, Len Silverman, David Ruby, Wendy Ruby, Devon Bowes, Bob Hofstader, Linda Hoffinan, Marian Miklin, Betty Perry, Sharon Joseph, Gerry Miller, Rick Miller, Florence Radetsky, Artis Silverman, Mike Scherer, Pat Scherer, Valerie Lawton, were present. Chris Ricketts, Community Manager was also present.

Call to Order: The annual meeting of the Hillcrest Village Homeowners' Association was called to order on March 21, 2012 at 5:35 p.m. by President, Donna Franz. Ms. Franz recognized Sally Gardenswartz, Secretary. Mrs. Gardenswartz stated that a quorum of members were present in person or by proxy to conduct the necessary business of electing Directors and other business that may come before the Board and members. Reference was made to the "Proof of Notification of the Annual Meeting" by postal mail, e-mail, and posting in the mail room of the building on February 21, 2012.

Approval of the Minutes: It was moved and seconded to waive reading the minutes of the Annual Meeting held March 17, 2011 and the last regular meeting of November 9, 2011. The motion carried, and the minutes were approved with no corrections.

President's Remarks: Ms. Franz acknowledged and thanked the 2011 Board and Chris Ricketts Community Manager for all of their support and work for the community. She then recognized Homeowners who volunteered and served on committees by thanking Sharon Joseph who worked with the Board on the 2012 budget. Ms. Franz went on say how much she enjoyed serving the community over the past 7 years as a Board Member and although she will not be running again this year, she looks forward to continuing to support the new Board going forward. Several members of the Community asked to be heard and thanked and congratulated Ms. Franz for her work and service to the Community.

The Treasurer's Report: Ms. Franz recognized Treasurer Lou McDowell. Ms. McDowell reminded everyone that the end of year 2011 financials were discussed at the November Board Meeting and that once again we approved our 2012 budget with no increase in monthly operating dues. She also reported that through February 2012 we are running budget to performance for the year.

Unfinished Business: Ms. Franz referenced the information that was mailed to each Homeowner with the Annual Meeting Notice regarding the completion and submission of a Residential Fire Safety Equipment Report to the management company annually. Background information and the form were included in the mailing to each Homeowner. Completed and signed forms that have not been turned in, must be sent to Weststar Management Company. Since this needs to be reported annually, the Association will continue to mail new forms to Homeowners each year along with the Annual Meeting Notice. Ms. Franz went on to say that this is the only reminder you will receive from the Association to turn your completed forms in to the Management Company. We have been told that if we are audited by the Fire Department and the forms are not completely filled out and on file with Weststar, a fine may be levied by the Fire Department and passed on to the Unit Owner (s).

The Board looked into the possibility of purchasing a generator on the once or twice a year event that a power outage occurs and disables the electric garage doors. The cost to the Association is well over \$10,000 not including installation, storage, maintenance, etc. The Board does not think this is necessary as we do have a way to manually open the garage doors if the electricity goes out. On Monday, March 10, Chris Ricketts conducted a training session on how to manually open the garage doors. Those who attended were Lou McDowell, Donna Franz, Dave Ruby, Mike Scherer, and Len Silverman.

New Business: Sally Gardenswartz shared with the community that the Board had received a letter from the Anti-Defamation League (ADL) regarding the fact that the Association does not allow holiday decorations in windows. The Board discovered that this letter was sent to some of the Unit Owners, but not everyone. Donna and Sally met with the ADL to discuss their concerns and when the ADL discovered that the Association **does** allow the display of holiday decorations, and for that matter any items in front of windows-just not on the window ledge itself, they felt that this was a more than reasonable rule, alleviating any concerns. They also sent a letter confirming their view. Sally went on to say that we want everyone in the community to see all of the correspondence, so we have copies of both letters for everyone.

Board Election: Ms. Franz reported that there were two openings on the Board to fill. She encouraged homeowners to participate by volunteering to join the Board. She reminded everyone that Board members could only be Unit owners in good standing and Unit ownership is determined by the name of the owner on the Deed.

Ms. Franz went on to say that directly after the Annual Meeting the new Board would meet to elect who would be the new President and the new Member At Large. Ms. Franz asked Chris Ricketts if there were any names on the slate. He responded that there were two, Dave Ruby and Val Lawton. Ms. Franz asked if there were any nominations from the floor. There were none. It was moved that Dave Ruby and Val Lawton be elected by acclamation. It was seconded, voted in favor and there being no further nominations, it was declared that Dave Ruby and Val Lawton be elected to the Board of Directors for a three year term.

The meeting was adjourned at 5:55 p.m.