

Hillcrest Village Homeowners Association, Inc.

A NON-PROFIT CORPORATION

MINUTES

Board of Directors Meeting

December 3, 2014

CALL TO ORDER

Board President Dave Ruby called the meeting to order at 6:40 pm.

The following board members were present: Dave Ruby, President; Gail Grewe, Vice President; Lou McDowell, Treasurer; Don Ellis, Secretary, and Shirley Krywonis, member at large. A quorum was established.

Also present: Association Manager, Chris Ricketts, CMCA®.

UNFINISHED BUSINESS

1. Landscape Issues. Late this summer a landscape committee was formed in order to monitor the exterior appearance of the building and recommend improvements where necessary. Veronica Harris and Shirley Krywonis have volunteered. Shirley gave an update on their initial findings, which include: replacement of mulch; improvement of drainage in select locations around the building; removal of unkempt ivy growing around plantings; more timely pruning of trees and rose bushes; and possible replacement of overgrown trees. Initial bids for portions of the work were unsatisfactory and new bids will be sought. The Board anticipates completion of the work in stages over several years.
2. Painting of Balcony Rails. Some residents have noted flaking and staining of the iron rails on their balconies. Initial bids were unsatisfactory and new bids will be obtained in the spring.
3. Roof Inspection. Our insurance company has completed their review of the building, which did not include a roof inspection. Chris will find a reputable roof inspector to assess its remaining life, given the age of the building.
4. Walkway Lights. One resident reported that the lights are dim in the evening and don't seem to operate at full power. The problem is believed to be the winter sun, which is low in the sky and does not allow for maximum energy storage. The lights should brighten noticeably in the summer months.

NEW BUSINESS

1. Unit 106 has a loud hum in the kitchen area. The source of the hum is unknown, though believed to be coming from the common area. An electrical contractor has been called in to investigate.
2. A \$90 monthly maintenance contract with Green Building Technologies (a heating/AC contractor) will be cancelled in favor of being billed as services are rendered.
3. Cracks in the concrete steps at the North and South ends of the buildings were reported. Chris will have a concrete contractor investigate and recommend remedial action.
4. One resident complained of periodic disturbances caused by barking dogs (not caused by HV residents). The association has no control over animal control outside the confines of the building. Residents are encouraged to call animal control to report such disturbances.

The meeting was adjourned at 7:30 pm.

Respectfully submitted,

Don Ellis
Secretary
Electronically Signed

Approved: December 10, 2014