

HILLCREST BAY, INC
HOMEOWNERS ASSOCIATION

Minutes of Board of Directors Meeting Saturday October 20,2004

Art Ward at 943 Noble View Dr called the meeting to order at 4:10.

Board Members in attendance:

Art Ward	President
Bob Strong	Vice President
Robyn Stein	Secretary
Jerry Bowe	Treasurer
John Sears	
Dave Thomas	
Dennis Roustan	
Marge Ward	

Guest in attendance: Numerous

Robyn Stein read minutes of the last 3 meetings. Question by Dennis Roustan to clarify Bob Strong's motion at annual meeting. Minutes approved as written. **John Sears/Art Ward**

Treasurer's Report of September 24, were reviewed. Treasurer revised: Jerry Bowe. Bob Strong moved to accept, Art seconded; motion passed.

As of 8/31 there is a balance of \$36,293.84 in checking.

As of 8/31 there is a balance of \$28,516.21 in CD account. Starting next month we will get a treasurers report. Treasurer's report approved. **Dennis Roustan/Jerry Bowe**

Building Permits: None

Old Business: **Utilities easement** on all properties was discussed. Art questioned if lawful to build on easement. Roy countered with papers stating that 5' cannot be built on. Homeowner responsible to get lot surveyed and for any de-construction needed to get to utility repairs, etc. Prior boards have allowed building to be done without proper approval. Discussion on how this board will permit building going forward.

CCR's are ready to be recorded. Will be recorded next week by Art. Signed and Notarized.

Placement of new **entrance sign** discussed. Roy talked to surveyor waiting to find out where we could place it. Cost approx \$3,000 for double sided lettering. John suggested placing one sided by light left of entrance. Board has to apply for encroachment permit. Jackie has paperwork to do so. Next meeting board will vote.

At last months homeowners meeting, the board was direct to move forward with the Underground utilities project. Many homeowners met at an APS meeting in Parker yesterday to gather more information; possibilities of payments: one time assessment or increase in property taxes for example. APS needs money up front to continue with project. Discussion of which funds to use to pay APS for their work. Motion made authorizing treasurer to write check to APS, motion passed. **Marge Ward/Dave Thomas.** Dennis Roustan gave rough estimates of project cost per lot. Motion to continue with underground utilities project approved as presented.

Dave Thomas/John Sears

New Business: Letter read by secretary regarding dead plants in entranceway. Full time resident is landscaper willing to help and others also offering help to keep area free of dying shrubs. Idea to have occasional volunteer work parties brought to attention by a guest. Motion passed to have residence take on project. **Bob Strong/Robyn Stein**

Roll curbs for new owners on property line brought up and homeowner's board to put cold patch asphalt to help with run off and erosion. Roy willing to get tool for project. Purchase of tool approved. **Marge Ward/John Sears**

Board Members will be dismissed if 3 board meetings are missed in a 12-month period, given a meeting took place.

Hillcrest Bay website under construction for homeowners to have access to neighborhood updates/cc&r's/newsletters/ sign up for volunteer work parties, etc via Internet

Roy suggests getting estimates to pave streets that are up to county standards.

Recycle bins in trash area suggested for bottles and cans. Use proceeds for general funds.

Call to Public: None

The next board meeting will by held 11/20. 9 a.m. work party, 1 p.m. meeting at 943 Noble View.

Meeting adjourns at 6:05

Submitted by: Robyn Stein