

**Hillcrest Bay, Inc**  
**Annual Homeowners Association**

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Minutes of the Annual Board of Directors Meeting September 23, 2006

Bob Strong called the meeting to order at 9:05 am. at the Outer Harbor Havasu Springs.

**Board Members in attendance:**

<b>Bob Strong</b>	<b>President</b>
<b>Carol and Scott Jones</b>	<b>members at large</b>
<b>Robyn Stein</b>	<b>Secretary</b>
<b>Jerry Bowe</b>	<b>Treasurer</b>
<b>Terry Bitrich</b>	<b>member at large</b>
<b>Dave Thomas</b>	<b>Vice President</b>
<b>John Sears</b>	<b>underground utilities chairman</b>

Thanks to our volunteers who donated their time to set up and help out last night and today: Margaret Hokenson, Jackie Johnson, Billie Dodson, Bonnie Thomas, Jane Sears and others who I may not have mentioned.

**2005 Annual Meeting Minutes** read and reviewed. **Dave Polum/Cathy Rouston.** Minutes are made available on [www.hillcrestbay.com](http://www.hillcrestbay.com)

**Treasurer's Report** made available and **reviewed: Fiscal** year July 1 – June 30, 2006 net assets at year end is \$111,641.70. This includes dues, late charges, and misc & interest income. The board is proceeding with liens for homeowners that have outstanding dues. **Camrin Wilkerson/Margaret Hokenson.**

Special Guest in Attendance: D.L. Wilson, Cliff Eddy and Jim Venezuela

John Sears is the Chair for **Underground Utilities Project** and thanks the county representatives for their time and due diligence over the past year. Reviews the 6.1 conversion that was mailed and made available today. This process will replace the original procedure for the underground project.

**Cliff Eddey** gives an overview of the 6.1 conversion stating that originally the process was under a county statute but now it's the states jurisdiction. If the project is done now versus sometime in the future, many of the cost will be absolved. There is a substantial increase in cost to put the utilities underground in the future. Many steps are in place to protect the homeowners. To proceed under the 6.1 conversion, the first step is to determine the cost to each homeowner within a certain number of days (120) from receiving adequate petition signatures. A cost per lot will be determined. Meaning a unique cost to each individual homeowner. Keep in mind that underground utilities are much more reliable and in general, will increase overall property values.

Cliff also mentions that a \$4M grant was approved to make improvements to Take-off Point that will add docks to both the launch ramp and west side, double parking, etc. Also, a center lane is slated to be added at Holiday Harbor and true shoulder. As well as

road improvements to Planet Ranch. All approved future improvements in La Paz County.

**D.L. Wilson from APS** is introduced next discussing the underground utilities project. It should be no secret that the old system in place today will need/needs maintenance and can not be maintained without putting new poles in the street, in addition to what is already here. As the load and need for power increases in the neighborhood, i.e. new homes being built, the need for new transformers to added and old transformers to be upgraded means putting poles in the front of houses in the streets. The old poles will remain. This project is a win/win. This 6.1 conversion statute does compel the utility companies to provide a joint report for an individual lot cost and comply with the completion of the project if voted on by the homeowners. This 6.1 statute is governed by the Corp Commission. There will be public hearings along the way. Once the individual cost per lot is determined, they cost can not be increased.

By signing this first petition the homeowners of Hillcrest Bay will be refunded the \$28,000 paid to APS because this new process forces APS to bear the cost for the estimates.

The board would also like to acknowledge Jim Venezuela the Southwest Division Manager for APS who is present today.

**Building Permits:** this year, only 2 permits were issued. Please see monthly minutes for details.

**Old Business:** entrance way improvements continue. More blocks will be bought and lighting added. Road repair scheduled for June was delayed due to asphalt not being available. The Road repair project is slated to be done in November with labor being donated by Dave Thomas. Dead plants behind mailboxes are due to a broken line and will be removed.

**Call to Public:**

Request made by Dennis Ingram to have financials audited by an outside CPA firm.

Work parties for improvements were brought up. Another suggestion made that a fund for non residence be available to donate monies for improvements when homeowners can not participate in work parties or for other improvements.

**New Business:** A motion was made to add three appointees to the board. Terry Bitrich, Carol and Scott Jones. 2 additional spots are available; Roy Hokenson's term is up. Margaret Hokenson nominated by Piper. Judy Wilson nominates Grace Babcock volunteers. Both parties accept the nomination.

Motion to Adjourn: 10:45 am

**Cathy Roustan/Dave Pollum**

Next Homeowners Nov 22 at 849 Max View. All are welcome!