

HILLCREST BAY, INC. ANNUAL HOMEOWNER'S MEETING

Minutes of the Annual Homeowner's Meeting October 17, 2009.

Grace Babcock called the meeting to order at 9:06 a.m. at the Havasu Springs RV Clubhouse.

Board Members in attendance:

Grace Babcock	President
Terry Bitrich	Vice President
Carole Jones	Secretary
Billie Dodson	Treasurer
Scott Jones	Permits Committee
Don Clark	Permits Committee
Margaret Hokenson	Member at Large
Bill Lambrose	Member at Large

Thanks to our volunteers who donated their time to help with set up this morning, counting ballots, and 50/50 raffle. This year's agenda was mailed and are also available on the tables today. The board encourages everyone to get involved and participate by coming to the monthly meetings.

2008 Annual Meeting Minutes were read by secretary, Carole Jones. Motion was made to accept the minutes as read with one correction, Roberta Martina should be Roberta Hoffman, by Tom McGregor, seconded by Phil Garcia.

Treasurer's Report, fiscal year July 1, 2008 thru June 30, 2009, was read by treasurer, Billie Dodson. Copies are available on the table. Motion was made to accept the report by Marge Ward, seconded by Art Wood.

Permits Committee Chair, Terry Bitrich, read a community construction update on projects for 2008 thru 2009. 2 new permits were issued for 914 Linger, and 867 Max View. Work was completed on 796 Bay View from last year.

Beautification report was read by Terry Bitrich. Since we are no longer paying \$300 a month for a gardener, we are putting \$300 a month in a separate fund to be used for plants, repairs, etc. that the beautification committee recommends.

A year in review was read by Carole Jones

1. Thank you to all the people that helped at our 2 work parties, November 15 and April 18. We fixed potholes in the streets, removed dead trees, pulled weeds in the entrance, and crushed cans. We hope that we will have more people at our work parties in the future. The next work party is November 21 at 8 a.m.
2. Roy finished the cement and handrail around the mailboxes. Thank you Roy.
3. Questions regarding our CC&R's and ByLaws were sent to our lawyer. He has suggested that we record all meetings. We started recording all meetings in March.

4. Political Signs within the Association are legal according to the Arizona Law. 1 sign 24x24 per property can be posted for 45 days prior to an election and 7 days after the election.
5. The New Year's Eve Progressive Party was a lot of fun and introduced new members to members that have been coming here for a number of years. This was done as a potluck and no money was provided by the association. We will continue the New Year's Eve celebration this year. Look for information on the Bulletin Board and Website.
6. Thank you to Terry Bitrich for maintaining our sprinkler system all year. He made numerous repairs.
7. Cindy McGregor would like people to collect Box Tops for the school at Parker Dam.
8. There was a suggestion that we assess a penalty to people that discard large items by the regular dumpsters. This is the reason we have a large dumpster for Memorial Day and Thanksgiving.
9. We have had complaints about fireworks and also about fire pits. Grace called the Buckskin Fire Department on June 22. Captain Jason Kramer stated that it is legal to have a contained fire on your driveway in a saucer dome, etc., if they don't encroach your neighbor and they are 15 feet from flammable liquids, propane. All fireworks are illegal, call the Fire Department and they will come out and investigate.
10. The Board sent out 10 maintenance letters on August 1, regarding weeds, broken windows, fire pits, etc.

Our Guest Speaker, Tim Cusack, Department of Fish and Game, was not available.

Old Business: Underground Utilities Project was prepared by John Sears and read by Don Clark.

New Business:

There will be a 3 minute time limit, with a 30 second warning, for each individual that wishes to speak on a motion. People are permitted to speak 2 times per motion.

A. Ballot Measure- Funds for Road Maintenance and Repair. Terry presented the 3 bids.

\$39,800, Todovich Asphalt, for guard top commercial grade sealer; \$52,886, T & C Seal Coating, for slurry seal; \$167,343, Sunland, for 2 layer conventional chip seal that should last for 10 years.

Joy Muzic asked if we can take out \$60,000 without an additional assessment? The answer was yes.

Jackie Johnson said that although our streets are in really bad shape she was in favor of waiting until the Underground Project is decided.. Tony K was in favor of chip seal. Tom Lorch gave his opinion. Michelle Stonecipher said the streets need work, her father owns a slurry seal company in California that she works at and she gave us info on street products and thinks we should check to see what the companies are really going to use.

B. Ballot Measure-ByLaws- Board to not use Association owned properties in voting matters. This consists of 3 lots.

Joy Muzic and Tom Lorch had comments.

C. Ballot Measure- Election of new Board Members for a 2 year term. 2 year term.
Candidates are:

1. Glenn Ecker
2. Fred Muzic- he is withdrawing from the race and would like people to vote for Joy Muzic.
3. Joy Muzic.
4. Ron Nelson- JoAnn Goldbach, Ron's mother, spoke on his behalf.
5. John Sears-Don Clark read John's candidacy statement.
6. Marge Ward.

People were given time to vote for these 3 ballot measures. A team of 5 people were put together by Jackie Johnson to count and verify the votes while we continued the meeting.

D. Discussion Topic-Change By-Laws -\$9,000 specific item spending issue.
Tom Lorch questioned if it was worth changing the By-Laws. Phil Garcia said we would have to have an absentee ballot mailing. Joy Muzic questioned money spent on underground. John Dodson explained his \$9000 proposal. Tina questioned when will this be over? Dennis Ingram asked why isn't the audit broken down in categories? Billie Dodson said the Bookkeeper never had a category for underground, so we can't start now. Joy Muzic has her own record of expense thru May 2009.

E. Discussion Topic-Terms of current and future Board Members: 2 year vs. 4 year terms. The lawyer reviewed this and said that it is a good idea to have a staggered board. If the board desired to shorten the term of one or more of the current directors in order to have staggered terms, that shortened term would not be effective until the next election of the Board of Directors. The office of the 3 appointed/elected officers will sit vacant or someone can be appointed. The Board votes to not shorten the terms of the 3 appointed/elected officers.

Tom Lorch asked for clarification. Joy Muzic, Art Ward and Glenn Ecker want appointed people off. Art Wood wants to go by the lawyer's letter.

F. Discussion Topic-Attorney's opinion regarding fractional voting rights for Members owning oversized or "married lots". The attorney said yes we can do it.

G. Discussion Topic-Appointment of Chairman of Underground Project, members, and terms of committee membership. Ron Nelson asked if board members have to be on a committee?

H. Discussion Topic-Ballots and Voting procedures as prescribed by law. Joy Muzic would like to see the statute to prove that all nominees must be current with obligations to the Association.

I. Discussion Topic-Presentation of 2009-2010 Association Budget, \$35,255, by Grace Babcock.

Call to Public:

None.

Raffle/Drawing: 50/50 was won by Fred Muzic, \$85 to Fred, \$80 to the Association.

Potluck:

Ballot:

- A. Road Repairs- 80 yes, 22.75 no, 267 lot votes.
- B. By-Laws-board to use association properties in voting-68 ½ yes, 30 ¼ no
- C. By-Laws-\$9,000 specific item issue-54 ¼ yes, 49 ½ no

Election 106 ½ votes

Glenn Ecker 10

Fred Muzic 1

Joy Muzic 21 ¼

Ron Nelson 17

John Sears 36 ¼ - Winner with the most votes.

Marge Ward 21

Grace Babcock declared 0 write in, 5 illegal, 25 envelopes not opened because not signed. 5 mail in votes were received after the meeting-not counted. Grace declared John Sears was the new Board Member because he was the winner with the most votes.

Due to the cost of mailing. please contact the secretary for copies of attachments.

Meeting adjourned at 12:30. Billie made the motion, Margaret seconded.