

HILLCREST BAY INC. HOMEOWNERS ASSOCIATION MEETING

Minutes of the Board of Directors Meeting August 23, 2009.

Grace Babcock called the meeting to order at 9:05 a.m. Grace informed everyone that the meeting will be taped.

BOARD MEMBERS IN ATTENDANCE:

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

GUEST IN ATTENDANCE: Ron & Sylvia Nelson, Jackie Johnson, Judy Wilson Kawagoye, Joy Muzic, Marge Ward, Betty Hacke, Shari Dage, Robyn Stein, Tom & Teddi Lorch, Ryan Buccola, Andrea Lorch.

SECRETARY'S REPORT: July minutes were read by Carole Jones. Billie Dodson made a motion to accept the minutes, Margaret seconded, all approved.

TREASURER'S REPORT: June report was read by Billie Dodson. July report was read by Billie Dodson. Billie will renew our 2 CD's.

Billie read some letters:

1. A homeowner refuses to pay their dues until the Underground is done. Billie will let them know that if their dues is not paid by the annual meeting that they will not have voting rights.
2. Joy Muzic and Fred Muzic would like to run for office.
3. Bills from lawyer, Sabo. \$7,393.39 has been paid to the lawyer to date. \$13,987.26 is the amount of the present bill thru August. There was a vote taken in November by the Board on approving the legal fees. Billie voted no in November. Billie said that she won't write checks to the lawyer, she doesn't want to be liable. Don made a resolution: "To clarify the boards past, present and future position on the meaning of the word "item" as referenced in the Hillcrest Bay Inc. By-Laws, Article XII. The meaning of the word item is as stated in the Merriam-Webster online dictionary; item, means one of the distinct parts of a whole. Item applies to each thing

specified separately in a list or in a group of things that might be listed or enumerated.” Bill seconded. There was much discussion on this matter. Ron Nelson made a comment on the \$9,000 item. He thinks that the \$9,000 item doesn’t apply to the lawyer bill. The Underground was approved by over 60 percent of the homeowners, so it should not be limited to a specific amount. It was also voted on at an annual meeting. The judge created this additional expense by ordering additional hearings. Lawyer bills need to be paid. The \$9,000 item will be on the Agenda for the General Meeting in October. Vote was taken on Don’s motion-“To clarify the boards past, present and future position on the meaning of the word “item” as reference in the Hillcrest Bay Inc. By-Laws. Article XII. The meaning of the word item is as stated in the Merriam-Webster online dictionary: item, means one of the distinct parts of a whole. Item applies to each thing specified separately in a list or in a group of things that might be listed or enumerated.” Don made the motion, Bill seconded. Billie and Margaret opposed, motion passed.

4. Judy Wilson-Kawagoye’s letter was read.
5. All correspondence will be sent to the Secretary. Letters will be read by the Secretary at the board meeting. There is not room on the Bulletin Board to post long letters. We might be able to post short letters on the website.

Federal Tax papers are due September 15.

Grace handed out 3 year comparison of CPA report to be used to compile a budget.

August bills:

\$500	R & D Consulting (Web Site)
\$701.21	Allied Waste
\$116.93	Hillcrest Water Co.
\$300	Beth Shamburg (Book keeper)
\$200	Wachtel, Bieham & Malm
\$2,000	Albert Nevaes(return building deposit)
\$145.31	APS
\$1600	Home Depot
\$102.57	John Sears (Underground
\$227.11	Grace Babcock (election mailings, envelopes, 4 rolls of stamps)
\$116.80	Grace Babcock (Roberts Rules of Order, newsletter, mailings)
\$135.75	Carole Jones (ink cartridges and broom for trash area)

\$1912.85	Roshka, Dewulf & Patten
\$199.10	Roshka, Dewulf & Patten
\$2731.31	Roshka, DeWulf & Patten
\$1564	Roshka, DeWulf & Patten
\$952.50	Roshka, DeWulf & Patten
\$6627.50	Roshka, DeWulf & Patten

Carole made a motion to pay August bills, Margaret seconded. All approved.

PERMITS:

1. Navares- requested building deposit refund. Certificate of Occupancy turned in.
2. Lorch-Lot 238. Request 3.5 feet height increase. We discussed this last month, but chose to wait until this month to vote on the increase when all members would be present. Terry made a motion to approve a height increase not to exceed 3.5 feet for an overall height of 18.5 feet. The highest point will be the entrance of the garage. Don seconded. Billie and Margaret opposed, all others approved. Motion carried.
3. Poole- no response.

OLD BUSINESS:

1. Underground report read by John Sears. Final Hearing will probably be by October or November. Anyone can contact John Sears to see a copy of the transcript or request a PDF file by email.
2. Maintenance letters were sent out by Carole. 10 letters were sent, 2 were sent regarding uncovered fire pits. 1 property on Linger was cleaned, and 1 property on Bay View asked for a name of someone that would do the work.
3. Annual Meeting is scheduled for October 17 at the Outer Harbor. Terry was advised that they are no charging a \$300 fee. He will talk to the new manager to see if he can have the fee waived.
4. Nominating Committee-Terry, Carole, Don and Grace.
 - a. Board members were asked if they wish to continue on the board. Everyone said yes.
 - b. There will be 1 vacancy on the Board. There are 6 people on the ballot so far. Joy Muzic, Fred Muzic, Shari Dage, Marge Ward, Ron Nelson, John Sears.
 - c. Candidacy Form was approved.
 - d. Ballot and Agenda will be mailed to all members. Ballots need to be received 7 days before the October 17, General Meeting to be counted. Return ballots count as part of a quorum.

The Secretary will hold all ballots that are mailed. They will be opened at the General Meeting.

- e. Updated list of Homeowner's names will be used for voting.
- f. The board will keep list of nominated people that did not make it on the board. In the event of a board position opening up, the board will look at the list before making recommendations.

NEW BUSINESS:

1. Beth Shamburg resigns as our bookkeeper on October 31. Please submit names of anyone wishing to apply for the bookkeeper position to the board. Grace thinks it would be good to use someone outside of Hillcrest Bay.

CALL TO PUBLIC:

1. Ron Nelson thinks that the 3 properties owned by HOA should not be included in any vote in the future.
2. Terry made a motion to request approval of not more than \$125 to replace or repair the watering system. Don seconded. All approved.
3. 4 specific items for the Agenda so far.
 - a. Any property owned by HOA will not be included in a vote in any matter.
 - b. Street Repair and Maintenance not to exceed \$53,000.
 - c. Election of Officers
 - d. Clarify Board Terms- 2+2 years or 4 years.
 - e. Clarify fractional lots.
 - f. Appoint John Sears-Underground Committee
 - g. Appoint Beautification Committee

Next Meeting September 27, at 903 Linger at 9:00 a.m.

Margaret made a motion to adjourn at 10.25 a.m. Terry seconded.

