

HILLCREST BAY INC. HOMEOWNERS ASSOCIATION MEETING

Minutes of the Board of Directors Meeting June 21, 2009.

Grace Babcock called the meeting to order at 9:07 a.m. Grace informed everyone that the meeting will be taped as voted on by the Board at the January meeting.

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

GUESTS IN ATTENDANCE: Ryan Buccola, Andrea Buccola, Tom Lorch, Teddi Lorch, Judy Wilson, Ron Nelson, Sylvia Nelson, Marge Ward.

SECRETARY'S REPORT: May minutes were read by Carole Jones. Terry Bitrich made a motion to accept the minutes with corrections, Margaret Hokenson seconded, all approved.

TREASURER'S REPORT: May report was read by Billie Dodson. Dues will be deposited after July 1. Carole made a motion to accept, Margaret seconded, all approved. Terry made a motion to have Carole send a courtesy letter to those who are delinquent from 2008/2009 dues giving a 30 notice to pay back dues before we may go forward to lien their lots. Bill seconded, all approved.

Bills to be approved for June 2009

\$122.27	Hillcrest Water
\$747.40	Allied Waster Services
\$467.50	Wachtel, Biehn & Malm
\$157.14	Home Depot
\$300	Beth Shamburg, Book keeper

Carole made a motion to pay the bills, Billie seconded, all approved.

\$1912.85	Rashka, DeWolf & Patten
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Terry made a motion to pay the attorney a partial amount, not to exceed the total of \$8250 that was already voted on in November.

#### PERMITS:

1. Poole- Max View. There was no response to the letter that Terry wrote. Dirt from his large dirt pile blows to other homes on windy days. Terry will send a certified letter regarding the dirt pile, giving him 60 days to fix the problem.
2. Lorch-Lot 238 and 239 on Dunlap Street. The Board will look further into their request for a variance for Lot 238 info, letter, drawing and architect. The board will vote on it when we obtain more info. We will post CC&R's and By Laws on Website.
3. Lot 216. Look into permit for deck. This is already completed with rails.

#### OLD BUSINESS:

1. We are waiting on a written response from the lawyer on the question of spending \$9000.
2. We don't need a reserve study. We will put together a budget for next fiscal year and have it voted on at the next General Meeting.
3. Underground- John Sears. He handed out a copy of variance granted in 1972 to Max Dunlap to put utilities underground. Judy Wilson talked about 38 lots that should have complained to APS to relocate these lines and poles that are too close to touch, and then to the Arizona Commission.

#### NEW BUSINESS:

1. Fire Hazards-
  - a. Open Fires- fire pits. Roman Candles/Fireworks. Grace will check with the Fire Department.
  - b. Post Fireworks Signs. Don Clark will post the signs.
2. Carole Jones and Sylvia Nelson will take pictures of lots that have excessive weeds, trailers not maintained, boats and cars stored with frayed covers, safety issues.
3. Billie read letters sent to the Board.
  - a. Clyde Wentz- fix streets.
  - b. Joy Muzic-fractional votes. Please put on Agenda for Annual Meeting.
  - c. Judy Wilson- about underground.

Next Board Meeting is July 12, 2009 at Grace Babcock's house, 955 Crystal View at 9:00 a.m.

Meeting adjourned at 11:13 a.m. Margaret made a motion, Don seconded, all approved.

#### EXECUTIVE BOARD MEETING: June 21, 2009.

1. 880 Bay View is going into foreclosure.
2. John Sears, committee chair, needs to read Judy's letter and help review. Every board member should review her letter.
3. There was a lot of discussion on paying the bill for Rashka, DeWolf & Patten. The Board at the November 2008 meeting, approved \$8250 (roughly 30 to 40 hours of work) Plus a deposit of \$2500. Terry made a motion to pay the pending bill to the attorney for the current balance of \$1900 +. Don seconded. Yes votes Grace, Terry, Carole, Scott, Don, Bill. No vote Margaret. Billie was absent. Motion carried.

Motion made by Terry to adjourn, Carole seconded. All approved.