

HILLCREST BAY HOMEOWNERS ASSOCIATION ANNUAL MEETING

September 24, 2011

The annual meeting was called to order by President John Sears at 9:10 AM.

John introduced the current board members and commented on their contributions to our community.

Robin Stein, Vice President. She was a member of the beautification committee this past year and has served a previous term of 4 years beginning in 2004. She has been responsible for setting up the website at no cost to the community. She was also responsible for setting up our recycle program bringing in several hundred dollars to our treasury.

Joy Muzic, our Secretary is a pleasure for me to work with. She is very experienced and has held a number of board positions, including President, over the years in our community as she is an original Hillcrest owner.

Fred Muzic, Treasurer has been a treasure to Hillcrest. He has redesigned and updated our total computer system, set up electronic banking along with designing our beautiful newsletter. He now has all of Hillcrest Bay's accounting at his finger tips and has also saved us \$3600. a year by being our bookkeeper.

Don Clark has completed his 4th year on the board. He is a capable Permit chairman. He has been an excellent resource person in helping our members develop their properties. He has offered to continue on the permit committee is assisting our new Chairman Bill Dage.

Bill Dage and Melody Clark are on the board for the first time. They both have been a great asset to this board. They express themselves and participate in all entities. Especially the By-Laws!

Marge Ward a person who will do whatever is asked of her. Marge has served on previous boards and she is responsible for our bulletin board by posting the monthly Agenda and Minutes. She posts flower cut outs, flags, happy faces etc. always on the bulletin board.

Bill Lambrose has also completed his 4th year on the board. He has contributed a great deal of effort to our community but most of all, as do all Board members, he has contributed his time.

John thanked all of his board members for their hard work and support.

Joy read the minutes from the annual meeting 2010.

Corrections made by Tom Lorch. 3rd paragraph Teddie Lorch made the motion. On #16 add Arizona Corporation Commission. Minutes approved as corrected.

Fred gave the Treasurers report. He stated the economy has been hard on the community also as we have 90 plus lots that have not paid their dues. 50 lots this year compared to 38 the previous year. We are still looking for ways to cut costs. We have \$20000 outstanding past due accounts. Liens cost \$100 apiece for us to file. We have 38 people to file on. We have lost \$4000 in foreclosures. Question from the floor concerning multi owners. Will we file against lots?

Don Clark reported on Permits over the last 4 years. Did not give specifics but stated that as permits go we are still continuing to improve our community. We have had new homes and continue to receive new permits for improvements.

Robyn spoke on the Beautification program. The improvement on the main entrance, with new lighting, plant life on the left side, replaced the valves and will soon skin the palm trees. Stated the recycling program was going well and reminded everyone to maintain their own property. If waddles are needed to keep run off from the street, talk to the board for information concerning this. The fall work work party went very well cleaning up the entrance. Thanks to everyone who participated.

John then gave an overview of the last year's effort of the board.

October –The board started the review of the unfinished By-Law revisions.

Fred started the bookkeeping responsibilities (\$3600.yr savings) Board purchased Quick Books to assist in updating our accounting system.

November-Researched WI-FI for the community. We found that the expense for set up maintenance and to maintain security was not feasible for the community.

Clean-up day was a great success. Good participation, a lot of pot holes repaired and clean up around the entrance with wrap up of a great BBQ at Joy Muzic's home. A fun day was had by all.

By-Law revision work began in earnest. It occupied a great deal of our meeting time for the next few meetings. The bookkeeping system was put in place by Fred, who set up electronic bank and check writing.

No meeting held in December.

January- The community had a large accumulation of pot holes, more than we could reasonably expect the maintenance committee to fill. T.C. Construction was hired to help keep the streets together @\$3000.00

A completely revised newsletter with color and using good paper was presented to and approved by the board, by Fred Muzic. This new and attractive newsletter has been a great addition to our

communications with our members. It has gotten great reviews/comments from the community. The best thing was that the additional cost is miniscule.

After investigation we found that the TV at Hillcrest can only broadcast analog, therefore it is outdated, past its useful life.

The By-Laws review/revision was completed to Article VII of our existing By-Laws.

The contents of the Hillcrest Bay safety deposit box were reviewed and copied for safekeeping by Joy Muzic.

February- Bill Dage painted the Slow 15 mph signs on our streets in various locations as a reminder, to go slow. And of course we continued working on the By-Laws in long 4 plus hour meeting.

March- Our board began looking at our website and began considering buying our domain and moving the hosting website to GoDaddy. We felt this would add flexibility and content to our web site. It would also save our yearly cost for a webmaster to run the site. The revisited By-Laws were mailed to every homeowner asking for comments, recommendations and/or additions for the by-laws. We allowed a 60 day time period for replies.

April- Various recommendations were made by our beautification/maintenance committee. Lighting in entryway, trimming of the entry bushes, extending the block wall behind the mail boxes. Also in order that small repairs could be made without the money coming from our pockets, a Hillcrest Bay debit card for \$2000.00 was approved and issued to be carried by Bill Dage and used for this purpose only. We also had another cleanup day, with BBQ at Fred and Lynne's home.

May—brought in \$223.51 from our recycling bins and again we made additions /revisions to the By-Law revisions, based on members input.

June- We sent all the documents pertaining to the By-Laws to Mr. Ken Moyer, Hillcrest Bay attorney for review. All corrections were made based on his recommendation. After much discussion and consideration, the board approved the purchase of a GoDaddy website package for 5 years that included an e-mail for \$598.80. David Moore is still webmaster and a savings of \$1900. over 5 years. We will be able to update ourselves and keep the website current.

The board also increased the liability insurance for Officers and Directors from \$1million to \$2million dollars.

July- It was confirmed that the website was up and running and the process for transferring the domain name to Hillcrest Bay ownership was completed. Nomination forms for those interested in being nominated for the board were sent July 1st with return date of 30 days.

August—the recommended By-Laws were completed and sent to the owners for review and request for vote of approval or rejection. It was also decided to replace the entry water valves with more substantial ones as the existing ones continue to break due to the extreme heat.

One nomination was received by the nominating committee for the upcoming board. There were concerns as to secret balloting. After consulting with our attorney Mr. Moyer, he stated that “unless the governing docs require a secret ballot, there is no statutory requirement that it be secret.

We will be posting signs in the park regarding ALL DOGS TO BE LEASHED soon.

The ballots were mailed as well as a survey regarding our streets. The purpose for the street survey was to gather information as to how the members would like the board to proceed. Fred passed out charts regarding the results.

This is so as a community we can move forward on this problem. We have outlined the expected cost and shown that the monies will need to be raised before a meaningful street improvement project can begin. This survey is the first step in starting to act upon this as the members truly want. With your input today and the survey we will be able to narrow the options and consider new options.

Comments from the floor regarding the streets:

Art Ward stated that in the past, when the slurry was done the company also filled the holes. did slurry and filled holes.

Jeannette Horn asked about the patched holes. Stated the contractor did not fill them.

Tim Briggs stated that doing just an oil seal was a waste of time/money. He is willing to be on the beautification committee.

Nancy Fisher asked how we would collect the money.

Janet Calvin also questioned how to get money for the streets.

Nancy Fisher suggested to be diligent in front of own homes and maintain own streets

Tom Lorch suggested a Cost Benefit option.

Kelly Smith suggested one street at a time.

Don Clark recommended that the owners put in waddles in front of their own homes to control the water.

Nominations were taken from the floor.

Wayne Dunham nominated. Trudy Warren nominated. Ballots cast... Results for Board 2011/12

John Sears's 124.5

Trudy Warren 38.5

Wayne Dunham 71.75

John congratulated the new board members.

Billie Dodson reported on the By-Law ballot votes.

Results: Yes 100.75

No 64.388

By-Law Revisions PASSED

CALL TO PUBLIC

Billie Dodson thanked the board for the good job that they have done this past year.

Fifty/fifty raffle was won by Art Ward. \$41.00

Joy thanked Roy Hokinson for being in charge of raffle.

Meeting adjourned at 10:50am.

Respectfully submitted,

Joy Muzic, Secretary