

Hillcrest Homeowners Association Board Meeting

February 27, 2011

The meeting was called to order by John Sears President at 9:04am. Board introduced themselves. Robin Stein, Vice President; Bill Dage, Permits; Marge Ward, Member at Large; Joy Muzic, Secretary; Fred Muzic, Treasurer; Melody Clark, Member at Large; Don Clark, Permits; Bill Lambrose, Member at Large. Guests; Betty Hackey, Terry Bitrich, Jackie Johnson, Lynne Muzic and Wayne Dunham.

P& L Approval of Minutes

The minutes were read from the January 9 meeting corrected from 2010 to 2011, change of wording from compact to slurry of holes and reverse analog to digital. These changes were made and motion to approve minutes was made by Marge, 2nd by Don. Minutes approved.

Fred gave the treasurers report. Distributed a Profit & Loss Statement year to date, Balance sheet and Account Activity. Discussion on bad debts. If we have foreclosures and debts have not been paid to the HOA, they will not be collectable. Our CC&R's state that they are responsible on an individual basis. John received an email from Grace Babcock regarding dues refund for the Jones. Fred is to respond to them concerning this issue and clear up this account.

Old Business

CAP

A few inquiries on the status of the Hillcrest Bay television have been made as to why it is no longer sending pictures.

The equipment that provided limited television starting some 30 years to our community is no longer in service to:

- 1) The sending and receiving units are set up to broadcast analog TV; they are not compatible with the digital television signal of today.
- 2) The replacement of all of the systems necessary to receive and to send a digital signal, would incur a cost not worth the resultant television picture compared to today's satellite TV.
- 3) The company, Tower Communications, who originally installed the equipment and who serviced it over the years is no longer in business to do so.
- 4) The availability of Direct and Dish TV to our community renders our system obsolete, even if in perfect condition.

John Sears spoke to Roy Hokenson, who offered to evaluate the value of the TV equipment and tower. The result was that it was of no value to anyone and would be at our expense to have it taken down.. Motion made by Joy that we wait to take down the tower until we are asked to do so. Motion 2nd by Bill Lambrose and carried.

NEWSLETTER

Excellent responses by membership regarding the Newsletter. Accolades to Fred and Lynne Muzic for the production of it. No changes of format suggested.

PERMITS

Don presented plans from Ed & Nancy Deuel 2868 Manor View for a free standing patio cover. All questions will be answered before being presented to the board for approval.

Peters, Lot 130,844 Crystal View has completed their awning. Mr. Lourdes cannot get a septic on the one lot so will look into other ways for approval.

Discussion concerning Randy Poole, 934 Max View. It was brought to the boards' attention that there is rebar sticking out on his construction site. This is believed that it needs to be capped for safety issues. Don Clark will communicate with him concerning this and report back the results.

BEAUTIFICATION/MAINTAINANCE

Terry Bitrich reported that there will be a work party in April. He is to bring a written beautification plan to the board at the next meeting.

John asked if it is possible to have Round-UP to spray the weeds, especially at the entrance way. After discussion regarding spraying the weeds. A motion was made by Don Clark to allow Bill Dage to buy a Hudson sprayer and the weed killer concentrate not to exceed \$200. Bill volunteered to spray the entrance way. Motion passed.

Terry stated the light is out at the trash bins. Proposed to allow Roy Hokensen to purchase a complete light assembly and install at the trash bins. Motion made for this proposal not to exceed \$200 by Don Clark, 2nd by Marge. Motion passed. Bill Dage to contact Roy.

Fred brought up the issue of the increase electricity. It increased approximately \$40. This month. This may be due to this light at the trash bins.

Discussion as to the account of \$300/mo. posted in the books for beautification and maintenance. Terry stated that he felt that the board should discontinue this account as it is not being utilized as planned by the previous board. Discussion by the board as to the removal of the account or to wait until the plan is presented. Motion was made by Marge and 2nd by Don to table this until a plan is given to the board. Passed.

The contractor talked to John and stated that he would be back sometime from now until mid-April and slurry the patches. Discussion concerning the ongoing problem of patching the holes. Fred suggested having a back of patching supplies in the shed; anyone can patch the holes as they occur in the streets. Joy made a motion to pick up 15 bags of asphalt for the clean-up day in April. 2nd by Bill Lambrose. Motion passed.

Bill Dage brought the issue of speeding in the park. He suggested that a Slow 15MPH be painted on the streets. After much discussion a motion made by Bill Dage to allow him to buy paint, beads, etc. and to paint with stencil Slow 15MPH not to exceed \$500. being sensitive as to where the stencils are placed. 2nd by Fred. Motion passed with one opposition by Bill Lambrose. Bill Dage is going to look into speed bumps cost, asphalt or plastic and report back to the board next meeting.

John stated that Roy Hokenson needed around \$2000.00 for block by mail boxes. Discussion about what is planned for this area. No motion was made concerning this issue. Will be discussed after review of the beautification plans.

NEW BUSINESS

CC&R's & By-Laws

Fred stated that escrow companies and banks were requesting copies of these documents. He has researched on the website and has found around 6 HOA's that post them on the web. He requested that Hillcrest Bay also post them and referral can be made to that site. He now sends them individually as requested. The most recent CC&R's are dated and recorded 2004 and the By-Laws 2002. Don made a motion to include CCR's & By-Laws on the website. This was 2nd by Bill Lambrose. Motion passed. Fred to contact David Moore to place on website.

Bills to be Paid

Fred presented the following bills:

Insurance \$2011.00

Chamber of Commerce \$78.00

Jones credit \$220.00

Motion made by Marge 2nd by Melody to authorize Fred to pay bills. Motion passed.
Discussion regarding members being charged interest. A letter from Jennifer Fletcher regarding the payment of her lot # 2 and her father/brothers lot #3. The previous board had made an arrangement to make payments to be paid in full by July 2011. John read the letter to the board. It was decided to continue back up the By-Laws/CC&R's. Letter to be sent to Ms. Fletcher regarding this issue.

CALL TO PUBLIC

Lynne Muzic suggested that the board consider cactus by the lights at the entrance because they would take little water to maintain them.

If anyone has pictures for the newsletter please submit them to Fred. We know that homeowners take beautiful pictures of our surroundings. We are trying to keep the newsletter interesting.

MISC.

Registration document to Laz Paz County was completed.

By-Laws continued for review. Motion to accept the By-Laws up to and including the amendments presented. This will complete the review as we know them. 2nd by Marge. The By-Laws will be finalized and made ready for mailing at the March board meeting.

Next Meeting

March 20th at 9am. At the home of Robin Stein 943 Nobel View

Motion to adjourn was made at 1:15 p.m. and was passed unanimously.