

## Hillcrest Bay Homeowners Association Meeting

January 9, 2011

The HOA meeting was called to order by President John Sears at 9:03 am at the home of the Clarks. Those in attendance were Robyn Stein, Vice President, Joy Muzic, Secretary; Fred Muzic, Treasure; Bill Lambrose, Member at Large; Marge Ward, Member at Large; Melody Clark, Member at Large; Don Clark, Permits and Bill Dage, Member at Large. Guests attending: Lynne Muzic, Dave Thomas, owners and Jim Todorovitch, Paving contractor, and assistant Shawn Sandolof.

The minutes of the November board meeting was read by Joy with one correction of Lot # 74 changed to Lot # 174, given by Marge, 2<sup>nd</sup> by Don. Minutes accepted with correction and passed.

Fred gave the treasures report from July to Dec.312010. There was much discussion about interest being included on report. Dave Thomas, Association Member, noted that interest was a receivable until written off. It was decided to show the interest in parenthesis until or if written off on the books. Fred noted that every entry in the treasures books are in computer files

### Permits

Don Clark stated that Dan Peterson 844 Crystal View Dr. has requested an approval of replacing a canvas awning with a metal free standing awning with the appropriate setbacks that have been approved. Motion to approve was made by Joy and 2<sup>nd</sup> by Marge. Motion passed. Don also reported that Dell & Trudy Warren is requesting their \$250.00 deposit be returned, as their project has been completed. Fred will follow up and return the deposit.

Bill Lambrose reported that Chuck Swan is building an awning and that the board has not been made aware of this. John requested that Don and Bill look into this and report back to the board.

## Beautification/Maintenance Committee

John received a phone call from the paving company Jim Todrovitch regarding the potholes we still have on the hill. He asked that Jim come to the meeting and discuss the issues. Jim discussed the main entrance to use hot asphalt and use a compactor to compress and patch holes in the rest of the park. Will let cure and then come back and compact the holes. John thanked them for coming and hopefully we will be able to make a decision regarding this problem.

More discussion was held Bill Dage suggested that the home owners not request the pavers to dig out and complete their driveways when they are doing a project for the association. This may be done on individual basis at their own expense, but not on the association's time. The question was asked "what was the responsibility of the large project done this summer and now". The answer was these are all new holes etc. being proposed now.

After our guests left the meeting, the discussion was continued. Dave Thomas stated when you have slurry on gravel it will tear up. After much discussion, a motion was made to approve this proposal of \$3000.00 to patch the potholes in the front entrance and though out the park. The motion was made by Don Clark and 2<sup>nd</sup> by Bill Lambrose . Motion passed with one dissension vote by Bill Dage. The patch work will be starting on January 11, 2010.

## Beautification/Maintenance

TV CAP site was discussed by John, who spoke to Chris Marten. The CAP site is not suitable for WIFI. It would be expensive to maintain, security issues and our equipment has to be changed from digital to analog. After much discussion it was decided to leave it as is for now and revisit it later.

Annual Minutes was discussed as to how to distribute them to the association. Fred investigated it and found they can be distributed any way they choose but they must be available at the next annual meeting. Melody made a suggestion to

put it on the website, under news and post it in the newsletter. Motion was made by Joy to make a statement in the newsletter and post on the website that the annual minutes are available and if anyone would like a copy they may notify the secretary and request a written copy. It was 2<sup>nd</sup> by Bill Dage. Passed.

#### Newsletter

Fred discussed and passed out different paper and colors for the newsletter. Fred stated that it was a matter of 5 cents difference of black and color.

Approximately 21 cents per sheet for paper and color. Motion to accept as updated by Fred Muzic by Don and 2<sup>nd</sup> by Bill Dage. Fred to complete the newsletter and have them printed, folded and ready for mailing.

#### Call to Public

Nothing

Misc.

Fred asked about to \$500 deposit prior to '06, where to put in financial statements. Was told to leave as is in unclaimed deposits.

Robyn received bill for updating website, will bring to next meeting.

It was reported that \$95.79 was collected for our recyclable cans.

#### Safety Deposit Box

Joy Muzic has copied the originals of the papers that are in our homeowner's safety box in the Bank of America. These are original Homeowners Association, Deeds of HOA lots, sale of tractor, Original CC&R's, By Laws and revisions. These are kept at the secretary's home in Hillcrest Bay.

## ByLaws

By-laws were discussed Article I through VII, addendums approved. Continued reviewing the by-laws as far as the duties of officers. This will be distributed after completion of revising.

Next Board will be February 27,2011, 9am at Joy Muzic's 817 Bay View Dr.

Meeting adjourned at 12:55pm. Motion by Don Clark and 2<sup>nd</sup> by Melody.