

Hillcrest Homeowners Association Board Meeting

June 26, 2011

The meeting was called to order by John Sears President at 9:05 AM. Board introduced themselves. Robyn Stein, Vice President; Marge Ward, Member at Large; Bill Dage, Permits; Joy Muzic, Secretary; Fred Muzic, Treasurer; Melody Clark, Member at Large; Don Clark, Permits; Bill Lambrose, Member at Large.

Joy read the minutes of the May 11th meeting. They were approved as changed.

John thanked Fred for putting in the new lights. They look great at the entrance.

Fred gave the treasures report. He stated that account number 5492 checking account is \$5541.19 and the savings account at \$ 28,662. The account receivables total \$13,004.77 the debit account remains at \$4000.00 and the P&L statement balance is \$20710.69 See Balance Sheet for complete breakdown.

Fred also stated that we should have four new owners within 30 days if all the loans go through. Fred brought up a concern regarding how much money homeowner associations by regulation are required to have in their account. He is going to look into the statutes regarding this.

John brought up a concern told to him regarding the GREAT NEWSLETTER. It was asked if the financial part of the newsletter could be in a larger font, as many of our homeowners could not read it. Fred will increase the font.

The question of billing of homeowner dues was discussed. The billing will be sent with the newsletter as the billing program/year end program ends on June 30th. Bill Dage questioned the possibility of payments being quarterly. This will be pursued at a later time.

Permits

Glen & Peter Zahn have their patio half built. They will wait till later to complete with painting etc.

Poole property: they are just adding poles to put up shade.

Lot 264. Chuck Swan. Completed. Don will bring plans in next meeting.

Kelly Smith is still in process with plans.

BEAUTIFICATION

No report was given by Robyn. Fred installed florescent bulbs at entrance. (Again, they really look great)

Terry stated that he is still making sure the water system works and a light needs to be replaced at entrance.

Marge stated that lot 157 will be cleaned up; the owner has given the ok to have it done.

A BIG THANK YOU to Marge and Bill Dage for putting up the NO FIREWORKS signs.

Fred stated that he is going to clean up the entrance when it gets a little cooler.

UNFINISHED BUSINESS

BY-LAWS

.John stated that the vote by-mail requesting to approve or disapprove to send the by-laws to the attorney Ken Moyer was 6-3 in favor of sending them.

Fred and Lynne sent in their concerns/comments in before June 1st and John incorporated their comments/concerns into the by-laws that were sent to Ken Moyer. John sent 5 packets to the attorney on June 13th in a PDF file. He revisited the ballots/by-laws and CCR's and sent those June 17th.

There were no other concerns/comments given to the board with the exception of those already discussed. John requested that the board revisit everything and bring all comments/issues to the next meeting.

Hillcrest Bay Website

John precluded this discussion by sharing with the board his e-mail he sent to David Moore regarding his proposal for the website. It was stated in the e-mail that the board liked the idea of Go-Daddy, would like suggestions from him and would be in contact with him.

John received a letter from David Moore (see attached) stating that he is now a Go Daddy reseller and is proposing that we buy a 5 year windows deluxe package at \$419.40 and a 5 year e-mail package for 10 addresses for \$179.40 with unlimited storage. After much discussion concerning this, Joy made a motion to continue with David as he proposed in his letter dated June 4th 2011, sent to John Sears's president, representing Hillcrest Bay, Inc and obtaining Go-Daddy web site with the Reseller being David Moore. Motion seconded by Bill Lambrose. Motion passed.

Sale of Website.

Robyn presented a bill of sale to John. Fred presented a check to Robyn for \$250.00 Hillcrest Bay.com is now the property of Hillcrest Bay Inc. Robyn also presented the board with suggestions for the website. Letter is on file.

Nominating Committee

Terry Bitrich presented a form to be sent to the homeowners for a prospective candidate to fill out. A cover sheet will accommodate the form and will be sent out with the billing by July 1st. To be returned no later than July 31st.

Terry is to supply John with copies of the ballots for the board.

NEW BUSINESS

Insurance

John met with Beaver Insurance. The board approved the increase to two (2) million dollars which was done but the individual liability is still at one (1) million. In order to change this issue to two (2) million the cost is increased by \$375.40. The shed is not covered at this time and the cost to cover it at \$3000.00 would be \$49.00 a year. Also a blog on the website was discussed by the insurance co. and was discouraged to do this. Bill Dage asked if we could get a quote from different insurance companies. Terry said he would be happy to follow through with this and bring back the information to the board. After much discussion a motion was made by Don Clark, 2nd by Bill Lambrose to increase the individual liability from one million to two million. Motion passed. A motion was made by don C. to insure shed coverage of \$3000.00 of which the cost would be \$49.00 per year.

Fred asked John to supply PDF file of Policy. John to comply.

CALL TO PUBLIC

None

Miscellanea Business

Marge said she had complaints regarding the property on Manor View Dr owned by Betty Jane Bryant. It needs to be cleaned up regarding weeds and debris. It is a fire/safety hazard. A letter will be sent to Ms. Bryant regarding this issue and giving 60 days to clean it up.

Discussion regarding small claims court and liens. Fred is to research dollar amounts etc. and bring back to board.

Fred brought up the fact that Jim Todeviech did not finish the paving job. John will discuss this with him. Discussion of different methods to pave our roads. Joy suggested that this go on the agenda for the annual meeting and ask the general membership what they want to do about the roads. Fred will investigate with the banks to see if we have an option of taking a loan out for the roads and increasing our dues over the next 20-25 years to take care of this issue

Jerry Goodman is requesting not to be assessed a \$10.00 late fee because the post office lost his check. After discussion it was decided that this was not a homeowner's association issue and the \$10.00 is still owed.

The annual meeting was discussed. Jackie Johnson is to verify the meeting place and the refreshments. Marge to speak to her regarding this. Don and Fred in charge of the speaker system.

Meeting date changed to July 24th at the home of Marge Ward 867 Linger at 9 a.m.

Respectfully submitted,

Joy Muzic, Secretary

