

## **Hillcrest Homeowners Association Board Meeting**

*March 20, 2011*

The meeting was called to order by John Sears President at 9:10 am. Board introduced by the president. 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; Terry Bitrich, Lynne Muzic, Wayne Dunham, Carl Loftus, Tom Lorch, Andrea Lorch and Teddi Lorch.

### **Approval of Minutes**

The minutes were approved as presented to the board via e-mail from the February 27<sup>th</sup> 2011 meeting..

Fred gave the treasurers report. Today Hillcrest Bay has total assets of \$102365.07. The average monthly expenditures are projected to be an average of \$1833 a month until the end of June our fiscal year. With a projected ending balance of \$95035.00. A break down of the assets are: checking account #5492 \$7166.54, CD #1597 \$38598.68; CD #0950 \$21964.75; debit account #3947 2000.00; checking account #3940 \$32635.10.

### **PERMITS**

Don reported on Lot #264, Chuck Swan, has installed an awning without permit. Don and Bill will look into this. Discussion of Lorch's lot 239 regarding the retaining wall. If over 6 feet must be engineered. Issue is 1 ½ ft lower at the back. Must bring back corner up 1 ½ ft. worried about a small wall, wants to make a 6 foot wall to step down to 3 feet. Water proof inside wall and maybe a drain pipe for the drainage to the street. Motion to approve the retaining wall contingent on the plans by the county. 2<sup>nd</sup> by Bill Dage. Passed

Home on 752 Linger, Lot #170 is sitting on the retaining wall. Want to put new deck, around front. They will be double framing the deck. Motion to put on the new deck and cover. 2<sup>nd</sup> by Fred. Passd. Application to be brought back to the board.

Lot 19 wants to build a garage to zero set back to the line. Concerns regarding storm drain. Plans have not been presented. Board will take it into consideration when they present plans.

### **Beautification**

Terry Bitrich provided a suggested projects lists stating that this had been suggested. Question was asked what would it take to take to put curbs for the natural run off. This would help retain the water for the run off. It was requested to map out the need of where we need the curbs and then get an estimate on this. Motion to ask Don & Bill what the cost and what our needs are with this by mapping out on the common areas for the curbs. 2<sup>nd</sup> by Melody. Passed

#1 Consider closing off the "dump". This is where people dump dirt and "stuff". Much discussion was given on finishing extending the wall on the north side across from the mailboxes. This is tabled until further discussion.

#2 trimming bushes on the North side is ongoing

#3 Need to put a cloth or mesh on the ground and plant cactus etc. along the south entry way.

#4 Terry stated the continuation of the planter behind the mail boxes is to be 3 courses high, then stack 2<sup>nd</sup> row 3 courses high. Need Roy to present to the board an estimate of cost of terracing the wall. Cannot go on any homeowners property. Motion made by Don to provide Roy with not to exceed \$2000 to by block for the planter. Motion passed with one opposition by Melody.

Terry has repaired the light at the trash bins. Those are not low voltage lights. So that is why the electricity bill has gone up.

**Clean up-date is April 9<sup>th</sup>**

Will need to trim bushes and spray and repair holes etc.

BBQ will be held directly after the clean up on Fred Muzic's patio.  
Joy Muzic is responsible for food.

Board Meeting will be held at Joy Muzic's home at 1pm.

### **Old Business**

CC& R's and By-Laws to be posted on the web site. David Moore wrote the board a letter stating that he did not have an agreement to provide all that the board is requesting. He suggests that the board goes to a search host like Go-Daddy. The board will discuss this issues next meeting. Fred will look into Go-Daddy and others for more information. Discussion on what the paramaters will be, who will be web-master now and into the future, if the web site is moved to a new host.

### **NEWSLETTER**

Is ready to be sent out. Notification of the large trash bin will be on the envelope for Memorial Day weekend.

Big Thank You to Bill Dage for the paintings on the streets.

### **NEW BUSINESS**

A procedure for emergency and major expenditures was discussed. After a lengthy discussion a motion was made to provide Bill Dage a debit card with a limit of \$2500 for approved supplies and for emergency issues. 2<sup>nd</sup> by Don. Passed.

### **Call to Public**

Carl Loftus is concerned about many trailers being parked on private lots. It was explained that was to be discussed with individual property owners.

Wayne Dunham suggested that we pay Roy for his work.

### **Unfinished Business**

By-Laws have been revised. Motion made by Joy to approve the by-laws as we have revised with the date March 20<sup>th</sup>, 2011 to be added. Joy read cover letter to the board and it will include any suggestions must be returned to the board by June 1<sup>st</sup> if they are to be considered. The board only has the authority to govern the association not to set restrictions. If restrictions are to be changed that must be done by changing the CC& R's with the approval of 2/3<sup>rd</sup> of the homeowners. Motion made by Marge to have Joy send out the by-laws to all members for review and return to the board by June1st. 2<sup>nd</sup> by Melody. Passed.

Joy & Fred will be responsible for sending to all members for their review.

### **Bills to be Paid**

Fred presented the following bills: Terry Bitrich \$171.90 authorization given.

### **Next Meeting**

**April 9<sup>th</sup> 1pm at the home of Joy Muzic, 817 Bay View Dr.**

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

DON'T FORGET CLEAN UP 8AM-12PM

BBQ at Fred Muzic's patio immediately following.