

Hillcrest Homeowners Association Board Meeting

May 11, 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. Guests, Lynne Muzic, Jerry Bowe, and Ron Nelson.

John told the board the Insurance Co. had requested that he meet with them to discuss the homeowners insurance. He will meet with Beaver Ins. Co. in Parker, either Monday or Tuesday of next week and anyone who is interested may come. The insurance company stated that there were no issues just a review of policy.

Joy read the minutes of the April 9th meeting. They were approved as read.

Fred gave the treasurers report. He stated that \$2000. was moved into the debit account 3937 (104) line item, for any emergency issues. We received \$223.51 from the recycling of our aluminum cans at the last clean up. The P & LO Budget was reviewed. Regarding lot 64A, owned by Mellon Bank, a check was received after the last board meeting along with an extra \$100 that Fred had requested for all of the time and effort of e-mails regarding this issue.

Permits

Lot 19, Kelly Smith over nighted plans to Bill Dage. After review and conversation with Kelly, new plans will be submitted without the request of a zero variance.

Lot #27, Duels, a car port in front, is complete. It is bolted together and finalized. Fred is to return deposit.

Lorch's retaining wall is up and is looking good.

Glen & Peter Zahn have their patio half built.

BEAUTIFICATION

No report was given by Robyn. Fred purchased some florescent bulbs for the entrance. He requested to clean out the excess dirt and would like to put some 2x4's, approximately 6ft. to see how the dirt will hold. The board agreed to have Fred try and see how it look so we will have an idea of how to beautify the entrance.

UNFINISHED BUSINESS

BY-LAWS

John stated that Grace Babcock retired President, that the last board was told by the attorney that "We are required to identify every change, and have the members of the association vote on them individually by written ballot". This cannot be verified in writing but the present board decided to send out the 1998 By-Laws, the draft of the amended by-laws and the by-laws in ballot form with line by line voting. These will be sent out 45 days before the annual meeting and voting will be done by mail only. The ballots will be counted before the annual meeting and the results will be announced at that time. The voting is not cumulative voting. One lot equals one lot etc. This will be clarified in the cover letter.

Board made a few minor changes on the ballot to clarify the language. On line 243/247 four words were added for clarification. These were approved by the board.

Fred is to make sure the lines are all correct with the amended by-laws before they are sent for voting.

Hillcrest Bay Website

David Moore contract is up May31st. John reviewed David's letter to the board again. Summarized Fred's re view of the website. John brought up issues concerning this. John asked Robyn to discuss what she felt about the domain and any issues that she had. Her concern was she wanted to know what the board wanted from the website. John explained what we had discussed was the fact that we wanted to add a variety of things such as having the flexibility to make changes with the site such as adding homes for sale etc.. After much discussion Robyn agreed to sell the domain name to Hillcrest Bay Inc. for \$250.00. Motion was made and passed with 2 oppositions, from Melody and Joy to purchase the domain. The board also decided to continue with David Moore as consultant to convert to a web site that would accommodate the association's needs. John will e-mail David to proceed with this.

A big THANK YOU to Bill Dage for stenciling 15MPH in the streets!!!

The calendar date for the next meeting was changed to June 5th at Joy's House. After discussion concerning dates this was again changed to June 26th at Joy's House. Robyn requested that some of the meetings be held on Sundays to accommodate her.

John stated that Terry Bitrich would chair the nominating committee. Motion made by Robyn and 2nd by Marge, passed.

CALL TO PUBLIC

Ron Nelson agreed with the board to send the by-laws with each change noted to vote on. He also asked if this was legally a Homeowners Association. He was assured that it was. 3rd concern was regarding the word "restrict" in the by-laws. John read from the By-Laws under the Power and Duties of the Board of Directors, Article1X, "The Board of Directors shall have the following powers" (d) " To adopt and publish rules and regulations governing the use of the Common Properties and the personal conduct of the members and their guests thereon". . 4th issue was about having 9 board meetings a year. This was explained as to the reason behind stating 9 a year and that the homeowners would have the opportunity to approve or disapprove. He also wanted to make sure that the homeowners were given the legal time to respond to the by-laws. The board stated that the owners have been given 60 days to respond through June 1st,2011.

Jerry Bowe questioned the CC&R's and the statement the owners must be able to maintain their premises and clean up or hire someone to do it. He raised the fact that lot 201, in his opinion had some safety issues and was a fire hazard.

After no further issues a motion to adjourn was made by Marge and 2nd by Bill Dage. Meeting adjourned at 11:50 AM.

Next Meeting at Joy Muzic's 817 Bay View Dr. 9AM June 26th,2011.

Respectfully submitted

Joy Muzic
Secretary

