

Hillcrest Bay Home owners Board Meeting October 23, 2011

The meeting was called to order by President John Sears at 9:10 AM. Those in attendance were John Sears, President, Robyn Stein, Vice President, Fred Muzic Treasurer, Joy Muzic, Secretary, Member at Large, Marge Ward Member at Large, and Trudy Warren. Absent were Bill Dage, Melody Clark and Wayne Dunham. Guests, Terry Bitrich, Lynne Muzic and Jackie Johnson.

Minutes of September 24, 2011 HOA Board meeting was approved. Minutes of the Annual Meeting were reviewed and corrected.

Lynne Muzic reported on the election held at the annual meeting. She stated things went well with a few small issues regarding the ballots. The board will evaluate and change the instructions to be more explicit.

John Sears, President and Robyn Stein, Vice President signed the new amended By-Laws.

Jackie Johnson notarized Joy Muzic's signature on the new amended By-Laws. Fred Muzic will have them recorded with the county this next week.

Fred gave the treasurer's report, stating that he has received two arrears dues from escrow companies and one from a homeowner totaling approximately \$2000.00 He sent out 9 letters to those who owed dues over a year. The letter stated that they had 7 months to pay in full or they may be in foreclosure.

Trudy asked if dues notices could be changed. Fred explained that it was a bookkeeping issue and that they had 30 days to pay when the invoices went out every year at year's end July 1st.

Fred stated that he had no response from any homeowner to audit the books. John asked Terry Bitrich to review them and he agreed.

Fred will have a new listing of all homeowners next meeting. He also stated that he has given his phone number out to escrow companies and requested that the board think about having a Hillcrest Bay phone number.

Building Permit Report. In the absence of Bill Dage, John read a report from him regarding APS placing new poles and leaving the old ones. Also, John read a letter from Bill regarding buying a compactor to help with the pot holes. After much discussion a motion was made by Joy to buy a new compactor in the amount of \$1600.00 (Model # MVC 8 2VH) for assisting with street repair. An addendum was made by Joy and 2nd by Marge to also include to pay taxes, shipping, etc. Motion approved. John will follow up with Bill.

John suggested that a regular work party be set up to fill the pot holes as a temporary street maintenance solution, do so on a quarterly basis using the new compactor.

Terry reported on the palm tree trimming. Jason of Lowrys Palm Tree Service has completed trimming 2 trees. Terry will stay on top of the ongoing job.

Clean up day was discussed. Terry stated that we need to clean up where the dirt has filled the water basins around the plants, Roy will use his bob-cat to level the garden. We will all need to bring shovels as we need to clean up the streets, fill pot holes and some bush trimming. The cleanup day will be Dec 3rd, 8-12 with a BBQ at Joy's Home and board meeting to follow at 1pm. Post Cards will be sent out to the homeowners.

The board has had verbal complaints regarding weeds on property of Dan Peters at 130 Crystal View, and also a complaint letter of trash and furniture at 940 Linger Drive that renters have left. We will follow up on the letter of complaint.

The president reminded the board that complaints must be in writing for the board to write letters or to act on these issues.

John read a thank you letter that he had sent to Havasu Springs thanking them for the use of their facilities for our Annual Meeting.

The annual meeting was discussed; Joy stated that people could not be heard from the floor. We need portable microphones for this. The board suggested that the board bring the main dishes and have all other members bring the side dishes. A big THANK YOU to Roy for his Chili.

Street survey was discussed. Fred gave the results of the survey with over 50% just want to continue with the way we are repairing them and a little less than 50% would like 3 of the higher priced results. He stated that it would be at least 2 years before we would have the funds to really do anything substantial. Discussion concerning the streets may need to have slurry sometime soon. After much discussion the board will evaluate the streets with ongoing discussions. John brought up the possible need for a catch basin installed at the bottom of Hillcrest Drive to reduce the rocks and debris that collect there on the street, after a rain. Trudy suggested that Roy be asked about a catch basin at the entrance. John will follow up with this.

New Business

Trudy was asked for her e-mail for the board. deltrud@aol.com

It was brought to the board's attention regarding oversized vehicles being parked on streets. At the moment there is no offenses noted. Also Marge brought up the issue of dogs. She stated that she was informed that the Gault dog was not on a leash and went after another dog. Letter will be sent to the homeowner once a letter of complaint is received by the board.

Call To Public

None noted

No other business noted.

Meeting adjourned at 11:40 AM

Next board meeting 1PM at the home of Joy Muzic 817 Bay View Dr. December 3rd 2011.

Respectfully submitted,

Joy Muzic, Secretary