

**HILLCREST IX
HOA Board Meeting
February 6, 2023**

Board Members:

President – Andrew Gauer	P	Treasurer – Ryan Hildreth	P	Director – Peter Krzykos	P
Vice President – Linda Liu	P	Secretary – Rob Hunter	A		

A – Absent, P – Present (In Person), PV – Present (Virtual)

Additional Present: Homeowners: Lydia Garcia (PV), Charlie Roberts (PV), Brent Scholar (PV)

Meeting Location: Fountain of Life Church – 1055 E Hearn Rd, Phoenix, AZ 85022

Topic/Issue	Discussion	Action
Call to Order	<ul style="list-style-type: none"> • Meeting was called to order at 5:31 pm. 	<ul style="list-style-type: none"> • Andrew calls the meeting to order.
Review / Approval of Minutes	<ul style="list-style-type: none"> • Review of the January 2, meeting minutes. • Review of the Annual meeting minutes. • Review of the Organizational meeting minutes. 	<ul style="list-style-type: none"> • Andrew motions to approve and Peter seconds. • Andrew motions to approve and Peter seconds. • Andrew motions to approve and Peter seconds.
Review of Financial Report	<ul style="list-style-type: none"> • Ryan reviewed the expenses for January. 	<ul style="list-style-type: none"> • Andrew motions to approve and Peter seconds.
Homeowner Questions, Comments & Concerns	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> •
Architectural Requests/Approvals	<ul style="list-style-type: none"> • Lot 13 – Front Paver Stairway, Rear Paver Patio Extension & Back Yard Artificial Turf • Lot 75 – Front Wrought Iron and Gate Slat Color Change, and Block Wall Replacement 	<ul style="list-style-type: none"> • Approved by all. • Approved by all.
Grounds Maintenance Report	<ul style="list-style-type: none"> • Rob met with Quality Scapes of AZ to update quotes for armoring the arroyo. This includes the area south of the flagstone path and moving north about 120 feet above that. The total is at \$17.2k • Peter wants to review our work agreement with our landscape vendor to add in debris pickup in the wash. • Consider adding larger boulders to perimeter landscape. • Board will read SOW and take notes. 	<ul style="list-style-type: none"> • Board approves phase one of arroyo repair which includes only the area below the Flagstone Pathway.

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	<ul style="list-style-type: none"> • Strong desire to remove debris from around trees in arroyo wash. • Peter reviewed irrigation and feels it is not working correctly. Would like to test irrigation. Peter is volunteering to meet with the landscapers about it. • Potentially have landscaping company clean out culvert north of Acoma or have them haul away the debris. • Spring cut-back and selective pruning to plants. 	<ul style="list-style-type: none"> • Peter will do an irrigation review. • Peter & Rob will set-up a meeting with Back to Nature to discuss.
Compliance	<ul style="list-style-type: none"> • Weeds are starting to pop up throughout the community. • One parking violation observed in January. • Next meeting scheduling a compliance tour. 	<ul style="list-style-type: none"> • Ryan to include a weed section to the Newsletter.
Old Business	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> •
New Business	<ul style="list-style-type: none"> • A discussion about how to better manage the HOA's reserve funds to earn higher interest 	<ul style="list-style-type: none"> • Board to continue to review our options.
Adjournment	<ul style="list-style-type: none"> • Meeting adjourned at 7:09 pm. 	<ul style="list-style-type: none"> • Andrew adjourned the meeting.

DocuSigned by:
Robert Hunter
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Submitted by Secretary – Rob Hunter

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