

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

Board Members:

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

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

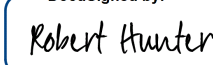
Additional Present: Jim McDonough (P), Tina Roberts (P), Jack Lyons(P)

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 called to order at 5:31pm 	<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 February 6th meeting minutes 	<ul style="list-style-type: none"> • Ryan motions to approve and Linda seconds
Review of Financial Report	<ul style="list-style-type: none"> • Ryan reviewed February’s financials. • Revenue – Flat other than one fine and interest • Expenses <ul style="list-style-type: none"> ○ Grounds maintenance – backflow protector ○ Renewed MoneyMinder software. ○ Office supplies ○ Website • Reserve – no revenue or expenses • One Lot with outstanding fine notice • April dues notices going out on March 15th. 	<ul style="list-style-type: none"> • Andrew motions to approve.
Homeowner Questions/Comments	<ul style="list-style-type: none"> • Black/Gray offering for trim color? • Jim – Gabion basket/wall for possible fortifying arroyo 	<ul style="list-style-type: none"> • Jim M. to bring examples of black and gray trim colors (preferably Dunn Edwards)
Architectural Requests/Approvals	<ul style="list-style-type: none"> • Lot 46 <ul style="list-style-type: none"> ○ Paint – has provided guidelines to vendor – no architectural review necessary. ○ Windows/doors replacement – like for like style and color – no architectural review necessary. 	<ul style="list-style-type: none"> • Mr. Lyons (Lot 46) to bring back specifics on Pergola dimensions, location for architectural review when ready to proceed with project.

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	<ul style="list-style-type: none"> ○ Pergola needs more information. 	
Grounds Maintenance Report	<ul style="list-style-type: none"> ● Monthly Maintenance Review ● Landscaping services are out to bid (8 companies) ● All have met with Peter, currently awaiting quotes. ● Peter needs date in which pre-emergent treatment was done last 	<ul style="list-style-type: none"> ● Reach out to Glendon at Quality Scapes to review phase 1 once more (approved work on lower arroyo - below flagstone) – work was approved in February HOA meeting. ● Ryan to provide date in which last pre-emergent weed killer treatment was conducted. ● Need to obtain key for the solar irrigation controller (Glendon)
Compliance	<ul style="list-style-type: none"> ● Compliance Tour 	<ul style="list-style-type: none"> ● Board to schedule an exterior compliance tour. <ul style="list-style-type: none"> ○ 9:30am for 3/18/23 – HOA Board to meet at south end of Tract D. ○ Ryan to provide forms
Old Business	<ul style="list-style-type: none"> ● None 	<ul style="list-style-type: none"> ● None
New Business	<ul style="list-style-type: none"> ● Spring newsletter sent out. ● Electronic distribution will be going on week of 3/6/23 	<ul style="list-style-type: none"> ● Need a method for tracking homeowner preference (direct mail vs. email)
Adjournment	<ul style="list-style-type: none"> ● Meeting adjourned at 6:25pm 	<ul style="list-style-type: none"> ● Andrew adjourned the meeting

DocuSigned by:

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 Submitted by Secretary – Rob Hunter

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