

HILLCREST IX  
HOA Board Meeting  
April 3, 2023

Board Members:

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

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

Additional Present: Vendor: Visionary Landscape Technician (P)

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

Topic/Issue	Discussion	Action
<b>Call to Order</b>	<ul style="list-style-type: none"> <li>● Meeting called to order at 5:32pm</li> </ul>	<ul style="list-style-type: none"> <li>● Andrew calls the meeting to order</li> </ul>
<b>Review / Approval of Minutes</b>	<ul style="list-style-type: none"> <li>● Review of the March 6<sup>th</sup> meeting minutes</li> </ul>	<ul style="list-style-type: none"> <li>● Andrew motions to approve and Ryan seconds</li> </ul>
<b>Financials</b>	<ul style="list-style-type: none"> <li>● Review of March’s financial report               <ul style="list-style-type: none"> <li>o 59 dues came in March.</li> <li>o One disclosure fee for home sale</li> <li>o 2 parking notifications.</li> <li>o Reserve funding next month move into reserve savings.</li> <li>o The water bill has come down.</li> <li>o \$2877 total operating expenses.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>● Andrew motions to approve.</li> </ul>
<b>Homeowner Questions/Comments/Concerns</b>	<ul style="list-style-type: none"> <li>● Teresa lot 17 – appreciate the board for compliance tour</li> </ul>	<ul style="list-style-type: none"> <li>●</li> </ul>
<b>Architectural Review</b>	<ul style="list-style-type: none"> <li>●</li> </ul>	<ul style="list-style-type: none"> <li>●</li> </ul>
<b>Grounds Maintenance Report</b>	<ul style="list-style-type: none"> <li>● Monthly Maintenance Review</li> <li>● South end of arroyo drainage phase 1 completed - clean and re-armor lower arroyo</li> <li>● Meet the new landscape vendor.               <ul style="list-style-type: none"> <li>o <a href="mailto:Joseph@visionarylandtechs.com">Joseph@visionarylandtechs.com</a></li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>●</li> <li>●</li> <li>●</li> </ul>

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	<ul style="list-style-type: none"> <li>o Non-profit arts background – consistency in workforce and client service</li> <li>o Elijah and Jesse – landscape management directors - 8 years’ experience</li> <li>o Irrigation-line focus late spring.</li> <li>o Pre/post emergent care.</li> <li>o Pay cadence would be net-30 for the month of service (invoice first week, quick turnaround by midmonth)</li> <li>o Service is weekly, need bags for the trash bins.</li> <li>o Will work on prelim proposal for plants at 13<sup>th</sup>/Hearn entrance.</li> <li>o The service day will be Wednesdays at 7:30am.</li> <li>o Pre-emergent truck will be coming next week – just for perimeter.</li> <li>● The new plan potential for upper arroyo could include large boulders for storm water mgmt. plan.</li> <li>● Crack sealant is in the reserve budget.</li>   <li>● Seal coat and cracks in the budget this year, in 2 years to repave.</li> <li>● Tract D is full of weeds (globe chamomile)</li> </ul>	<ul style="list-style-type: none"> <li>●</li> <li>● Ryan reached out to vendor for crack sealant to update quote and schedule work.</li> <li>●</li> <li>● Ryan to reach out to Point mountainside about BTN cleaning up.</li> </ul>
<b>Compliance</b>	<ul style="list-style-type: none"> <li>● Compliance Tour – Review <ul style="list-style-type: none"> <li>● 12 extensions granted.</li> <li>● 50% completed, half of outstanding asked for extension which</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>●</li> </ul>

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<b>Old Business</b>	<ul style="list-style-type: none"> <li>• Selection of new landscape vendor – Visionary Landscape Technicians (See above – Grounds Maintenance Report)</li> </ul>	<ul style="list-style-type: none"> <li>•</li> </ul>
<b>New Business</b>	<ul style="list-style-type: none"> <li>•</li> </ul>	<ul style="list-style-type: none"> <li>•</li> </ul>
<b>Adjournment</b>	<ul style="list-style-type: none"> <li>• Meeting adjourned at 6:21pm</li> </ul>	<ul style="list-style-type: none"> <li>• Andrew adjourned the meeting</li> </ul>

DocuSigned by:  
*Robert Hunter* 5/1/2023  
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Submitted by Secretary – Rob Hunter

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