

HILLCREST IX
HOA Board Meeting
July 5th, 2023

Board Members:

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

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

Additional Present:

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 5:36pm 	<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 June 5th meeting minutes • No questions or comments 	<ul style="list-style-type: none"> • Andrew motions to approve and Ryan seconds
Review of Financial Report	<ul style="list-style-type: none"> • June Financial Report • \$1037.49 income in June • HOA Property tax check wasn't cashed, HOA received a late fee - Ryan paid online • \$5.58 check voided, \$6.03 is new charge – Paid in full • Crack seal, seal coat paid out of grounds maintenance - paid in Full \$4,688 • Should be the last of expenses out of reserves for the year • Water bill back down well below \$220/month average - belief is June might have been a misread of the meter - keep watch for July bill to compare 	<ul style="list-style-type: none"> • Andrew motions to approve and Peter seconds
Homeowner Questions/Comments	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> •
Architectural Requests/Approvals	<ul style="list-style-type: none"> • Lot 7 – Front Yard Flagpole. • is this to be used for American flag only? or other flags? HOA can lever the CCRs if there are flags raised are offensive 	<ul style="list-style-type: none"> • Board motions to approve unanimously

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	<ul style="list-style-type: none"> Who owns the liability if the flagpole falls and causes damage? HOA would not be liable 	
Grounds Maintenance Report	<ul style="list-style-type: none"> Visionary Scapes working on a second saguaro 4.5 ft. first one is 6.5 ft. tall We've paid \$2400 (50%) so far for beautification project Review of process to clean up Hearn if/when monsoon storms happen in July <ul style="list-style-type: none"> 48-hour timeline to clear rocks from roadway according to stormwater mgmt. plan with the city if city must come out, they will bill HOA for the work Ryan is going to check in with Visionary to see if they will assist within the 48-hour timeframe Ryan is also going to reach out to Glendon from Quality Scapes about assistance in event Hearn is washed out 	<ul style="list-style-type: none"> Ryan is going to check in with Visionary to see if they will assist within the 48-hour timeframe Ryan is also going to reach out to Glendon from Quality Scapes about assistance in event Hearn is washed out
Compliance	<ul style="list-style-type: none"> Board needs to conduct second annual front yard compliance tour 	<ul style="list-style-type: none"> Rob, Ryan to conduct driving front yard compliance tour 9am 7/15/23
Old Business	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None
New Business	<ul style="list-style-type: none"> Team will continue to monitor the water meter 	<ul style="list-style-type: none"> Peter to go down and monitor the meter so we can start to identify why the water utility is varying so much
Adjournment	<ul style="list-style-type: none"> Meeting adjourned at 6:25pm 	<ul style="list-style-type: none"> Andrew adjourned the meeting

DocuSigned by:
Robert Hunter
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8/7/2023

Submitted by Secretary – Rob Hunter