

HILLCREST IX
HOA Board Meeting
August 7th, 2023

Board Members:

| | | | | | |
|----------------------------|---|---------------------------|----|---------------------------|---|
| President – Andrew Gauer | P | Treasurer – Ryan Hildreth | PV | Secretary – Robert Hunter | P |
| Vice President – Linda Liu | A | 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 5:32pm | <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 July 5th meeting minutes | <ul style="list-style-type: none"> • Ryan motions to approve and Andrew seconds |
| Review of Financial Report | <ul style="list-style-type: none"> • July Financial Report • \$25 parking fine collected • No homeowner association dues outstanding • July water bill close to \$900 due to irrigation leak (not reflected on financial report, but will reflect on August) • Total operating expenses for July \$2585 • Reserve account deposited \$870 | <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"> • None |
| Architectural Requests/Approvals | <ul style="list-style-type: none"> • None | <ul style="list-style-type: none"> • None |
| Grounds Maintenance Report | <ul style="list-style-type: none"> • Monthly Maintenance Review • \$1177 was spent on irrigation leaks and valve replacements. 3 residential valves replaced with commercial valves. • Possibility of moving up irrigation line overhaul from 2025 to 2024 to prevent further leaks. • Solar only takes care of 2 of 5 zones on 12th St. | <ul style="list-style-type: none"> • Ryan to investigate age of current irrigation line system • • • |

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| | <ul style="list-style-type: none"> • During irrigation report it was found that two zones on 12th St. were disabled, a couple of bushes look to be dead. • Hearn road beautification project is complete • Plant installation on Hearn/13th St. appear to be struggling in the heat • Visionary Landscapes requested to move weekly services from Wednesdays to Thursdays • A professional irrigation company provided a quote to do full irrigation replacement of \$22k – pipes, valves, etc. Budget only allots for an \$8k irrigation install. 2025 budget line was based on lifespan of existing irrigation system. Potential to sectionalize the work from a pipe/valve overhaul standpoint in 2025 (or 2024) | <ul style="list-style-type: none"> • • • Peter to keep watch of the trees, plants on 13th/Hearn thru September, and address with Visionary if plants are stressed • Board unanimously approved. • Ryan to request an irrigation replacement quote from Visionary Landscapes. |
| Compliance | <ul style="list-style-type: none"> • July Compliance Tour Follow up <ul style="list-style-type: none"> ○ Rob and Ryan drove neighborhood on 7/18/23 ○ Lot 37 - Andrew received a call for an extension request on a compliance notice – 14-day extension granted ○ Lot 61 – property managed – sent notices for awning and trim work and gate work needed ○ Lot 64 where it appears vegetation is dying – per CCR there is a “no dead vegetation” clause | <ul style="list-style-type: none"> • |
| Old Business | <ul style="list-style-type: none"> • None | <ul style="list-style-type: none"> • None |
| New Business | <ul style="list-style-type: none"> • Ryan had a conversation with Jason from fountain church about volunteer opportunities in the neighborhood – pulling weeds for homeowners, etc. • Maybe a joint movie night or opportunity during Fall picnic | <ul style="list-style-type: none"> • Ryan to look at CCR to understand if there are any restrictions for outside volunteer • |

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| Adjournment | • Meeting adjourned at 6:14pm | • Andrew adjourned the meeting |

DocuSigned by:
Robert Hunter 9/5/2023
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Submitted by Secretary – Rob Hunter

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