

HILLCREST IX  
HOA Board Meeting  
September 5<sup>th</sup>, 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:

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 5:33pm</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 August 7th meeting minutes</li> </ul>	<ul style="list-style-type: none"> <li>• Andrew motions to approve and Ryan seconds</li> </ul>
<b>Review of Financial Report</b>	<ul style="list-style-type: none"> <li>• Home sale in August - \$400 disclosure fee, new homeowner overpaid dues, HOA issued credit back \$232</li> <li>• No fees, no overdue dues</li> <li>• Dues notices are going out 9/15/23</li> <li>• \$1201 grounds maintenance expense due to leak fix and valve replacement</li> <li>• \$217 for website paid for SSL website security (\$199 2-year renewal)</li> <li>• Will be funding reserve fund again in October</li> </ul>	<ul style="list-style-type: none"> <li>•</li> </ul>
<b>Homeowner Questions/Comments</b>	<ul style="list-style-type: none"> <li>• None</li> </ul>	<ul style="list-style-type: none"> <li>• None</li> </ul>
<b>Architectural Requests/Approvals</b>	<ul style="list-style-type: none"> <li>• None</li> </ul>	<ul style="list-style-type: none"> <li>• None</li> </ul>
<b>Grounds Maintenance Report</b>	<ul style="list-style-type: none"> <li>• Monthly maintenance review</li> <li>• Agaves being plagued by an invasive pest – agave snout weevil</li> <li>• Irrigation</li> </ul>	<ul style="list-style-type: none"> <li>•</li> </ul>

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	<ul style="list-style-type: none"> <li>• Annual Backflow Preventer Testing – because we’re “commercial” we have to be tested annually (\$55)</li> </ul>	
<b>Compliance</b>	<ul style="list-style-type: none"> <li>• Full Fall tour coming up               <ul style="list-style-type: none"> <li>○ Fall tour Saturday Oct. 14 8am</li> <li>○ Meet corner of tract D</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>•</li> </ul>
<b>Old Business</b>	<ul style="list-style-type: none"> <li>• None</li> </ul>	<ul style="list-style-type: none"> <li>• None</li> </ul>
<b>New Business</b>	<ul style="list-style-type: none"> <li>• Annual Trail Event – Saturday, Oct. 28<sup>th</sup> <ul style="list-style-type: none"> <li>○ “All hands on deck”</li> <li>○ Reach out to PMCC for a joint event</li> <li>○ Put out a tray of fruit, coffee, donuts</li> <li>○ \$160 budget</li> </ul> </li> <li>• Annual Picnic – Saturday, Nov. 4<sup>th</sup> <ul style="list-style-type: none"> <li>○ \$2k budget</li> <li>○ Estimate around 60 ppl for picnic</li> </ul> </li> <li>• Board will begin chatting with homeowners to gauge interest in joining HOA board in 2024 – some seats will be coming open</li> <li>• Picnic/trail project newsletter or flyer either late Sept. or early Oct.</li> </ul>	<ul style="list-style-type: none"> <li>• Rob to work with Jesse Culty on solidifying the details of the event.</li> <li>• Ryan to contact vendors to schedule tents, tables, chairs and food.</li> </ul>
<b>Adjournment</b>	<ul style="list-style-type: none"> <li>• Meeting adjourned at 6:34pm</li> </ul>	<ul style="list-style-type: none"> <li>• Andrew adjourned the meeting</li> </ul>

DocuSigned by:  
*Robert Hunter* 10/3/2023  
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Submitted by Secretary – Rob Hunter