

HILLCREST IX
HOA Board Meeting
October 2nd, 2023

Board Members:

President – Andrew Gauer	A	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: Denise & John Fukon, Lydia Garcia

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"> • Ryan calls the meeting to order
Review / Approval of Minutes	<ul style="list-style-type: none"> • Review of the September 5th meeting minutes 	<ul style="list-style-type: none"> • Ryan motions to approve and Peter seconds
Review of Financial Report	<ul style="list-style-type: none"> • 64 of the homeowners have paid their October dues. \$12,535.42 collected. • Two home sales in September - \$800 disclosure fee • No Fines • No late due fees • \$600 to secure food vendor for Annual picnic • \$191 for grounds maintenance expense due to leak fix. • \$517 for water bill, high due to water leak. 	<ul style="list-style-type: none"> • None
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 • Irrigation leak on Hearn Rd. • Annual Backflow Preventer Testing completed. • Hearn Rd planting replenishment. <ul style="list-style-type: none"> ○ Replacement of 2 or 3 trees. ○ Possible Jojoba Bushes and Mexican Birds of Paradise 	<ul style="list-style-type: none"> • • • • Peter to contact our landscape vendor to get an estimate for additional trees and bushes along Hearn Rd.

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Compliance	<ul style="list-style-type: none"> • Full compliance tour scheduled on 10/14/2023 	<ul style="list-style-type: none"> • None
Old Business	<ul style="list-style-type: none"> • Annual Trail Event <ul style="list-style-type: none"> ○ Date of event moved to Saturday, October 28th • Annual Picnic <ul style="list-style-type: none"> ○ Saturday, November 4th ○ Food vendor has been secured for the event. ○ Tents, tables, and chairs have been secured. ○ Soda, decorations, and desserts to be done closer to the event. • Board will begin reaching out to homeowners to gauge interest in joining the 2024 HOA Board. 	<ul style="list-style-type: none"> • Notice of Annual Trail event to go out to homeowners the week of October 2nd. • Notice of Annual Picnic to go out to homeowners through email and flyer.
New Business	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • None
Adjournment	<ul style="list-style-type: none"> • Meeting adjourned at 6:35pm 	<ul style="list-style-type: none"> • Ryan adjourned the meeting

DocuSigned by:
Robert Hunter 11/6/2023
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Submitted by Secretary – Rob Hunter