

HILLCREST IX
HOA Board Meeting
November 6th, 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: 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 5:32pm 	<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 October 2nd meeting minutes 	<ul style="list-style-type: none"> ● Andrew motions to approve and Ryan seconds
Review of Financial Report	<ul style="list-style-type: none"> ● Review October Financial Report ● \$10,546 has been collected in dues ● 6 homeowners dues are still outstanding ● one outstanding ● inspection of backflow system \$64 ● Funded reserve account \$8900 ● \$200 water bill – starting to level out due to leaks fixed – water has been slightly over annual budget due to leaks. ● Haven't received landscape invoice for October yet 	<ul style="list-style-type: none"> ● Andrew motions to approve and Linda seconds
Homeowner Questions/Comments	<ul style="list-style-type: none"> ● Yvonne has submitted a concern re: memorandum re: Tract D - MOU is in place with PMGC 	<ul style="list-style-type: none"> ● Rob and Ryan to review existing MOU - compare the concern to the existing MOU to understand if concerns are addressed

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Architectural Requests/Approvals	<ul style="list-style-type: none"> ● Lot 107 – In ground pool installation – portion of the wall will be removed temporarily to get tools in and out – eventual gate aesthetic will need to be compliant <ul style="list-style-type: none"> ○ Homeowner responsibility to permit for perimeter pool fencing – however, not a matter approval from HOA board ○ Historically, Board does not concern in matters of city permitting – Board debates whether pool installation meets quality/architectural guidelines of the HOA ● Lot 38 - Removal of gate on rear wall and make enclosure match existing wall – to prevent flooding from the trail into the pool – DEW380 color 	<ul style="list-style-type: none"> ● Board motions to approve Lot 38 request ● Board motions to approve Lot 107 request
Grounds Maintenance Report	<ul style="list-style-type: none"> ● Monthly Maintenance Review ● Removal of dead red aloe plant in front of 13th and Hearn entrance ● Plan is to install some new agave plants – part of new estimate in old business. Invoice stated 30% deposit instead of 50%/ ● VL came and removed old/dead palo Verde tree on Hearn, near 13th St. entrance 	<ul style="list-style-type: none"> ● ● ● Ryan to follow up on invoice to get the 30% updated 50 50% deposit on new plants with visionary landscapes .
Compliance	<ul style="list-style-type: none"> ● Review of October compliance tour 	<ul style="list-style-type: none"> ● None

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	<ul style="list-style-type: none"> ● 26 compliance notices issued – mostly stucco/paint, dead vegetation being most of the notices issued ● Nuisances – CCRs section 10 – preferably, first step is homeowner should discuss nuisances with fellow homeowner. Then, secondarily, board would meet with the two homeowners and attempt to mitigate ● Potential to add a Q/A into annual meeting and/or newsletter 	
<p>Old Business</p>	<ul style="list-style-type: none"> ● Annual Trail Project Review ● Annual Picnic Review ● Look into separate dates for the two events next year – that worked well, relieved folks from not having to jump from one event to another in one day ● Additional Planting along Hearn Rd. Estimate has been provided from VL - \$3300, request is to move this planting up to plant in the Fall/Winter season. 	<ul style="list-style-type: none"> ● ● ● ● Board approved moving forward on the additional plantings.

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<p>New Business</p>	<ul style="list-style-type: none"> ● HOA Insurance Renewal. Farmers policy premium continues to rise \$3,025 in budget (3% increase from last year), They went up 3%+\$300. So, Ryan shopped the rate through Acuity Insurance, overhead charges are low at \$1080. Board would like to move forward changing insurance providers for the more affordable plan ● Arizona HB2298 – Planned Community Authority, Public Roadways. Bill removes HOA ability to regulate roadways. Membership needs to vote to maintain – potential for annual meeting vote, will need a quorum to vote – potential to send out via mail ● Committee correspondence – annual meeting to ask for volunteers for things like dead plant workday, bridge maintenance, or newsletter draft. Place a check box “picker” in the annual mailer for volunteers to perhaps get involved. ● Trash problem on Thunderbird – Lydia has called the city several times 	<ul style="list-style-type: none"> ● Board unanimously moves to change Insurance provider to Acuity ● Ryan to incorporate vote for HB2298 into annual meeting mailer to be voted on by the community. ● Committee volunteerism – Board to incorporate call-to-action during annual meeting, potential in annual letter asking homeowners to “check the box” on items of interest.
<p>Adjournment</p>	<ul style="list-style-type: none"> ● Meeting adjourned at 6:47pm 	<ul style="list-style-type: none"> ● Andrew adjourned the meeting

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DocuSigned by:
Robert Hunter 12/4/2023
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Submitted by Secretary – Rob Hunter

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