

HILLCREST IX
HOA Board Meeting
December 4th, 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 (PV)

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 5:35pm | <ul style="list-style-type: none"> ● Andrew calls the meeting to order |
| Review / Approval of Minutes | <ul style="list-style-type: none"> ● Review of November 6th 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"> ● Review November Financial Report ● 10 dues came in, 2 late fees assessed, 3 different fines ● \$2,442 monthly income, YTD \$57,644 (\$1900 overestimate) ● 2 lots still owe dues, both have received late notice ● Operating expenses - \$1354 spent on annual picnic, \$4140 on Grounds monthly service – two months’ worth + .5 of planting project Grounds monthly service does not include planting expenses ● 2024 Budget - Two projections generated by the Treasurer – with 3% and 5% inflation increases both describe current semi-annual dues landing budget in deficit against forecast expenses. ● 2024 Dues - Both 3 and 5% inflation increase yield a projected semi-annual due of around | <ul style="list-style-type: none"> ● ● ● ● ● ● |

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| | \$267, a 15% increase. Board believes that a 8% increase to \$250 will cover expenses, reserve funding, based on what was reviewed in expense savings in 2023. | <ul style="list-style-type: none"> ● The board approved a 8% increase to homeowner dues to equal \$250 semi-annually per lot. Notice of Annual Assessment to go out to homeowners with Annual Meeting Mailer. |
| 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"> ● Lot 34 - Front Steps to home upgrade cap stones and repair broken concrete. Updating capstones from brown to grey and re-doing the mortar | <ul style="list-style-type: none"> ● Board unanimously approves for lot 34 |
| Grounds Maintenance Report | <ul style="list-style-type: none"> ● Monthly Maintenance Review ● Current Hearn irrigation is off due to some standing water | <ul style="list-style-type: none"> ● ● |
| Compliance | <ul style="list-style-type: none"> ● Some outstanding requests due for second letters | <ul style="list-style-type: none"> ● Ryan to send out second letters on outstanding compliance requests |
| Old Business | <ul style="list-style-type: none"> ● | <ul style="list-style-type: none"> ● None |
| New Business | <ul style="list-style-type: none"> ● 2024 Annual Meeting - Saturday January 20, 2024 10am – 12pm. Annual Meeting mailer to go out to homeowners in December. ● Suggestion to install committees for next year to elicit more community volunteering in safety, social areas ● HOA wall stucco repair – Robert came out and provided an estimate - \$6k estimate. Reserve budget item is in 2027 for \$15k | <ul style="list-style-type: none"> ● ● Board will send out feeler email to gauge interest from community for volunteer and committee involvement. ● Board is going to continue to shop the stucco/paint job |
| Adjournment | <ul style="list-style-type: none"> ● Meeting adjourned at 6:51pm | <ul style="list-style-type: none"> ● Andrew adjourns the meeting |

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DocuSigned by:

Robert Hunter

1/2/2024

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Submitted by Secretary – Rob Hunter

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