

HILLCREST IX
HOA Board Meeting
January 2nd, 2024

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), Denise and John Fukon (PV), Jim McDonough (P), Eric Knott (P)

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 was called to order at 5:32 pm. 	<ul style="list-style-type: none"> • Andrew calls the meeting to order.
Review / Approval of Minutes	<ul style="list-style-type: none"> • Review of December 4th, 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"> • Ryan reviewed the expenses for December. <ul style="list-style-type: none"> ○ 2nd paint/stucco quote came in comparable to first. Board to seek 3rd quote ○ John & Denise to pass along stucco/paint vendor ○ 2 dues received, 1 in January so all homeowners are up to date on October dues ○ Grounds maintenance paid up for the year ○ Water bill a little higher than expected again for Nov – Dec. 	<ul style="list-style-type: none"> •
Homeowner Question, Comments & Concerns	<ul style="list-style-type: none"> • Denise - Annual mailer indicates dues are increasing – concerned about two years in a row • Lydia – Echo the dues increase sentiment – dues stayed the same for 16 years, why are they now being increased at a consistent rate? <ul style="list-style-type: none"> ○ Can the financials and minutes be produced on the website in a more comprehensive manner? Yes – Board can investigate expanding the resources on the website. ○ Nov 6th notes talked about MOU comparison to Yvonne’s letter – Rob reviewed side-by-side; existing 	<ul style="list-style-type: none"> • None • None ○ Board to post a rolling 12 months of financials to website. ○

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	<p>MOU covers most of concern – HCIX “liability” protection inconclusive</p> <ul style="list-style-type: none"> ○ Can the existing MOU re: Tract D be shared? Yes – Board can issue a copy upon request ● Eric notes, financial assistance does not imply liability MOU would not absolve HOA from liability – would need a binding agreement/contract/amendment ○ Lydia - Community interested in removing our involvement in Tract D? ○ Can the CCRs be amended to release HCIX from contributing to Tract D? ○ Recent Insurance policy change – was Tract D discussed? Prev. policy stated defense attorney would be covered, but award against HCIX would not be covered ○ If not, Lydia believes that an insurance rider would be appropriate to hold HCIX harmless 	<p>MOU</p> <ul style="list-style-type: none"> ○ Board to send existing Tract D MOU to Lydia Garcia ● None ○ ○ ○ Board to confirm new insurance policy covers attorney’s fees ○
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 	<ul style="list-style-type: none"> ● None
Compliance	<ul style="list-style-type: none"> ● Keith mentioned Eucalyptus tree with many dead branches on Acoma. ● Jesse proposed moving to 2 times per week parking violation tours. 	<ul style="list-style-type: none"> ● None ● 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"> ● None 	<ul style="list-style-type: none"> ● None
Adjournment	<ul style="list-style-type: none"> ● Meeting adjourned at 6:37 pm. 	<ul style="list-style-type: none"> ● Andrew adjourned the meeting.

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DocuSigned by:

Robert Hunter

2/5/2024

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Submitted by Secretary – Rob Hunter

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