## HILLCREST IX HOA Board Meeting February 5, 2024

## Board Members:

President – Robert Hunter	P	Treasurer – Ryan Hildreth	P	Secretary – Andrew Gauer	P
Vice President – Krista Rabe	P	Director – Darla Williford	P		

A – Absent, P – Present (In Person), PV – Present (Virtual)

Additional Present: Lydia Garcia (PV), Jim McDonough (P)

Meeting Location: Fountain of Life Church – 1055 E Hearn Rd, Phoenix, AZ 85022

Topic/Issue	Discussion	Action	
Call to Order	Meeting was called to order at 5:37 pm.	Robert calls the meeting to order.	
Review / Approval of Minutes	<ul> <li>Review of January 2<sup>nd</sup>, meeting minutes.</li> <li>Review of January 20, 2024, Annual Meeting minutes</li> <li>Review of January 20, 2024, Organizational Meeting minutes</li> </ul>	<ul> <li>Ryan motions to approve and Robert seconds.</li> <li>Ryan motions to approve and Robert seconds.</li> <li>Ryan motions to approve and Robert seconds.</li> </ul>	
Review of Financial Report	<ul> <li>Ryan reviewed the expenses for January.</li> <li>Income: Final dues came in (partial pmt) for \$132 &amp; \$1.23 interest</li> <li>Bank Acct Bal: \$47,540.91</li> <li>2 fines back owed – Totaling \$50.00</li> <li>Operating Expenses: <ul> <li>Annual Meeting: \$88.25</li> <li>CPA: \$699</li> <li>APS: \$40.96</li> <li>Grounds Maintenance: Ph2 Hearn Beautification complete: \$2650.00 (Carryover from 2023).</li> <li>Grounds Monthly Service: \$1245.00</li> <li>PO Box \$210 (up from \$195)</li> <li>Water \$533.90 (Must be leak along Hearn)</li> </ul> </li> <li>Reserve Expense Schedule: <ul> <li>Arroyo Path Area: \$4,120.00 tree trimming around path area</li> <li>Perimeter Landscape: Tree Trimming - \$4,120.00</li> </ul> </li> </ul>	• O O O O O O O O O O O O O O O O O O O	

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	<ul> <li>Perimeter Landscape: Plants - \$4,120.00</li> <li>Multi-Use Trail: Tree Trimming - \$2,060.00: This could be a save as it was done in Oct'23: Our stipulations state they need to ask us first, and they didn't so they paid bill.</li> </ul>	•
Homeowner Question, Comments & Concerns	<ul> <li>Lydia Garcia – November meeting minutes are missing from the website.</li> <li>Jim McDonough – Can a homeowner use the Arroyo to gain access to their backyards.</li> <li>Lydia voiced concern regarding the Multi-Use Trail (Tract D). Would like the board to seek/obtain legal protection regarding PMGC as c/be at some risk of liability. Would like the HOA to have a guarantee that Hillcrest IX not be held liable.</li> </ul>	<ul> <li>Ryan to have meeting minutes corrected on website.</li> <li>With permission of the Board, yes but will have to be careful not to damage the path and will need to clean up any tracks.</li> <li>Ryan to look for further documentation regarding the current MOU. Date of MOU.</li> </ul>
Architectural Requests/Approvals	• None	• None
Grounds Maintenance Report	<ul> <li>Monthly Maintenance Review</li> <li>Leak previously mentioned must be a priority: Estimates from Visionary, Glendon Yoder, possibly others</li> <li>Jim mentioned the irrigation system on 12th street.</li> <li>Replacement of system in 2026: While some valves are new, lines are a continuing problem</li> <li>Jim to understand roadmap of what they do &amp; when</li> </ul>	<ul> <li>None</li> <li>Ryan: Create introduction w/ Jim and Visionary (Joseph &amp; Twins)</li> <li>•</li> <li>•</li> </ul>
Landscape Committee	• Jim McDonough (Committee Chair) has spoken w/ 3-5 people who have shown interest in joining	Newsletter item: If any HOA Members have and want plants removed that could be re-purposed for the HOA to contact Jim.
Compliance	• Next Quarterly Compliance Tour scheduled for March 9th at 9:30am.	Newsletter item: Get in front of your weeds post the winter rains.
Old Business	• None	• None

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New Business	<ul> <li>Newsletter Draft to be completed mid-February and reviewed by the Board.</li> <li>AZ HB2292 – Planned Community Act. Must reauthorize by June 2025 through a special meeting and vote. The HOA will need the majority of households to agree to keep the ability to regulate street parking. Votes will need to be tabulated and recorded. Discussion of possible survey of residents.</li> </ul>	Newsletter to be delivered by end of February.
Adjournment	Meeting adjourned at 7:02 pm.	Robert adjourned the meeting.

Submitted by Secretary – Andrew Gauer