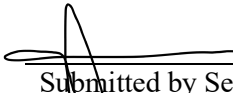


HILLCREST IX
HOA Board Meeting
February 5, 2024

Topic/Issue	Discussion	Action
	<ul style="list-style-type: none"> ▪ Perimeter Landscape: Plants - \$4,120.00 ▪ 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. 	<ul style="list-style-type: none"> ▪ ▪
Homeowner Question, Comments & Concerns	<ul style="list-style-type: none"> • Lydia Garcia – November meeting minutes are missing from the website. • Jim McDonough – Can a homeowner use the Arroyo to gain access to their backyards. • 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. 	<ul style="list-style-type: none"> • Ryan to have meeting minutes corrected on website. • 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. • Ryan to look for further documentation regarding the current MOU. Date of MOU.
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 • Leak previously mentioned must be a priority: Estimates from Visionary, Glendon Yoder, possibly others • Jim mentioned the irrigation system on 12th street. • Replacement of system in 2026: While some valves are new, lines are a continuing problem • Jim to understand roadmap of what they do & when 	<ul style="list-style-type: none"> • None • Ryan: Create introduction w/ Jim and Visionary (Joseph & Twins) • • •
Landscape Committee	<ul style="list-style-type: none"> • Jim McDonough (Committee Chair) has spoken w/ 3-5 people who have shown interest in joining 	<ul style="list-style-type: none"> • Newsletter item: If any HOA Members have and want plants removed that could be re-purposed for the HOA to contact Jim.
Compliance	<ul style="list-style-type: none"> • Next Quarterly Compliance Tour scheduled for March 9th at 9:30am. 	<ul style="list-style-type: none"> • Newsletter item: Get in front of your weeds post the winter rains.
Old Business	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • None

HILLCREST IX
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Topic/Issue	Discussion	Action
New Business	<ul style="list-style-type: none"> • Newsletter Draft to be completed mid-February and reviewed by the Board. • AZ HB2292 – Planned Community Act. Must re-authorize 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. 	<ul style="list-style-type: none"> • Newsletter to be delivered by end of February. •
Adjournment	<ul style="list-style-type: none"> • Meeting adjourned at 7:02 pm. 	<ul style="list-style-type: none"> • Robert adjourned the meeting.


 Submitted by Secretary – Andrew Gauer

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