

HILLCREST IX  
HOA Board Meeting  
March 4, 2024

Board Members:

President – Robert Hunter	PV	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)

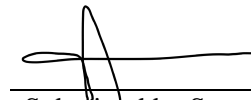
Additional Present: Homeowners: Diane Davis (P), Deanna Twigg (P), Lydia Garcia (P), Darrell DeMarco (Guest of Lydia Garcia) (P), Barbara Forney (P), Yvonne Lewis (P), Anne Dudley (P), David Dudley (P), Jack Lyons (P), Tracy Hare (P), Teresa Hare (PV), Jim McDonough (P), Mike Hinson (P), Gail Bonneville (P), Jesse Culty (P), Keith Kennedy (P), Dwight Ochoki (P), Judy Nelson (P), Dwight Stoup (PV), John Fukon (P), Melanie Draskowski (PV)

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

Topic/Issue	Discussion	Action
<b>Call to Order</b>	<ul style="list-style-type: none"> <li>• Meeting was called to order at 5:34 pm.</li> </ul>	<ul style="list-style-type: none"> <li>• Robert calls the meeting to order.</li> </ul>
<b>Review / Approval of Minutes</b>	<ul style="list-style-type: none"> <li>• Review of February 5<sup>th</sup>, meeting minutes.</li> </ul>	<ul style="list-style-type: none"> <li>• Ryan motions to approve and Rob seconds.</li> </ul>
<b>Review of Financial Report</b>	<ul style="list-style-type: none"> <li>▪ Ryan reviewed the financials for February.</li> </ul>	<ul style="list-style-type: none"> <li>▪ None</li> </ul>
<b>Homeowner Question, Comments &amp; Concerns</b>	<ul style="list-style-type: none"> <li>• <b>Lot 100</b> - Mailed in request for RV in back yard.</li> <li>• Yvonne Lewis expressed concern of Tract D’s legal opinions be made easy for future boards to review.</li> <li>• Lydia Garcia expressed concern over CC&amp;R Section 23(k) and contributing to maintaining Tract D – Multi-Use Trail.</li> <li>• Diane Davis – expressed concern over the drainage channel to the north of lots 1-8 being overgrown and not being maintained.</li> </ul>	<ul style="list-style-type: none"> <li>• Denied by all. Would be visible to neighbors.</li> <li>• The Board agreed to compile the legal opinion of Tract D in a location that is easy to find. The Board will also be putting other legal opinions in the same location in HOA’s online files.</li> <li>• The Board stands behind the majority of the HOA Members per the CC&amp;R amendment vote in 2021 to add this Section to the CC&amp;Rs.</li> <li>• The Board will contact the landscaping contractor to get this area cleaned up. City of Phoenix has not reacted to the HOA’s previous requests.</li> </ul>
<b>Architectural Requests/Approvals</b>	<ul style="list-style-type: none"> <li>• <b>Lot 62</b> – Enclosed front patio.</li> </ul>	<ul style="list-style-type: none"> <li>• Approved by All</li> </ul>

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<b>Grounds Maintenance Report</b>	<ul style="list-style-type: none"> <li>• Monthly Maintenance Review</li> <li>• Irrigation Leak on Hearn Rd and corner of Canterbury and 12<sup>th</sup> Street.</li> </ul>	<ul style="list-style-type: none"> <li>•</li> <li>• Leak on Hearn Road to be addressed as soon as possible.</li> </ul>
<b>Landscape Committee</b>	<ul style="list-style-type: none"> <li>• None</li> </ul>	<ul style="list-style-type: none"> <li>• None</li> </ul>
<b>Compliance</b>	<ul style="list-style-type: none"> <li>• Tour to be done on March 9<sup>th</sup> at 9:30 am</li> </ul>	<ul style="list-style-type: none"> <li>• None</li> </ul>
<b>Old Business</b>	<ul style="list-style-type: none"> <li>• None</li> </ul>	<ul style="list-style-type: none"> <li>• None</li> </ul>
<b>New Business</b>	<ul style="list-style-type: none"> <li>• Zoom Meetings – Discontinue use at monthly meetings.</li> <li>• Google Drive to Microsoft OneDrive</li> </ul>	<ul style="list-style-type: none"> <li>• Approved by All</li> <li>• Approved by All</li> </ul>
<b>Adjournment</b>	<ul style="list-style-type: none"> <li>• Meeting adjourned at 7:04 pm.</li> </ul>	<ul style="list-style-type: none"> <li>• Robert adjourned the meeting thanking the community for the great attendance and discussion.</li> </ul>

  
 Submitted by Secretary – Andrew Gauer

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