

HILLCREST IX  
HOA Board Meeting  
April 1, 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

Additional Present: Homeowners: Lydia Garcia, Barbara Forney, Greg Rocca, Gayle Rocca, Jesse Culty, Gail Bonneville, Jim McDonough

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

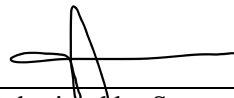
Topic/Issue	Discussion	Action
<b>Call to Order</b>	<ul style="list-style-type: none"> <li>• Meeting was called to order at 5:31 pm.</li> </ul>	<ul style="list-style-type: none"> <li>• Rob calls the meeting to order.</li> </ul>
<b>Review / Approval of Minutes</b>	<ul style="list-style-type: none"> <li>• Review of March 4<sup>th</sup>, meeting minutes.</li> </ul>	<ul style="list-style-type: none"> <li>• Rob motions to approve and Krista seconds.</li> </ul>
<b>Review of Financial Report</b>	<ul style="list-style-type: none"> <li>▪ Ryan reviewed the financials for March.</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>• Greg Rocca suggested that we can save some money by no longer including a stamp on return envelopes. Future use of Zelle will be an option for October’s dues.</li> <li>• Greg Rocca suggested that we look for higher yield savings accounts.</li> <li>• Lydia Garcia requested to view the CPA report. CPA report is not available at this time. Still waiting on the CPA.</li> </ul>	<ul style="list-style-type: none"> <li>• Board decided next dues cycle will not include a stamp on return envelopes.</li> <li>• Ryan to investigate different financial institutions’ savings account options for better yields.</li> <li>• Ryan to reach out to the CPA to get a status of the annual compilation and taxes.</li> </ul>
<b>Architectural Requests/Approvals</b>	<ul style="list-style-type: none"> <li>• None</li> </ul>	<ul style="list-style-type: none"> <li>• None</li> </ul>
<b>Grounds Maintenance Report</b>	<ul style="list-style-type: none"> <li>• Two leaks have been repaired.</li> <li>• The grounds team has been made aware of 2 more leaks that need to be repaired.</li> <li>• The landscapers are clearing out the culvert at the north of the community at no extra cost.</li> </ul>	<ul style="list-style-type: none"> <li>•</li> <li>• Quality Scapes of AZ have been notified and will be out to fix by end of day Wednesday.</li> <li>•</li> </ul>

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	<ul style="list-style-type: none"> <li>• Board requests evaluation of Visionary Landscape. Jim is disappointed in their cleanliness and thoroughness of their work. Rating them 2 out of 10.</li> <li>• The board would like to request that the Landscape team attend a future board meeting to review SOW.</li> </ul>	<ul style="list-style-type: none"> <li>• Jim is working on a list of questions for the landscapers to help manage expectations.</li> <li>• Board to coordinate with the vendor.</li> </ul>
<b>Landscape Committee</b>	<ul style="list-style-type: none"> <li>• Received quote to regrade Arroyo drainage into Hearn, costing \$1965. The purpose is to prevent extraneous erosion.</li> <li>• Jim McDonough expressed interest in adding a gate in the southern arroyo wall to allow work trucks to access the lower arroyo.</li> </ul>	<ul style="list-style-type: none"> <li>• Board opts to table this until after monsoon season.</li> <li>•</li> </ul>
<b>Compliance</b>	<ul style="list-style-type: none"> <li>• 22 Compliance notices were issued during March's compliance tour.               <ul style="list-style-type: none"> <li>○ 14 – Weeds</li> <li>○ 9 – Stucco/Paint</li> <li>○ 1 – Nuisance</li> <li>○ 1 – Dead Vegetation</li> <li>○ 1 – Driveway Failure</li> <li>○ 2 Extensions Granted</li> </ul> </li> <li>• Announcement of Homeowner Landscape Awards               <ul style="list-style-type: none"> <li>○ Noteworthy flowerbed award: Lot 17</li> <li>○ Most improved yard award: Lots 71 and 81</li> <li>○ Noteworthy Eco-friendly award: Lot 117</li> <li>○ Best use of boulders: Lots 8 and 101</li> <li>○ Not a weed to be seen award: Lot 19</li> <li>○ Most lush and well-maintained: Lot 65</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• The board will review the status of compliance notices and issue follow-up notices where necessary</li> <li>•</li> </ul>
<b>Old Business</b>	<ul style="list-style-type: none"> <li>• Tract D – Multi-Use Trail and MOU</li> <li>• Arizona HB2298 – Planned Community Authority; Public Roadways. Need to have special vote prior to July 2025 declaring whether the community desires to maintain ability restrict on street parking.</li> </ul>	<ul style="list-style-type: none"> <li>• The position of the board is that we can move forward.</li> <li>• The Board will include information regarding the House Bill. Will be including information to homeowners in the next newsletter. The Board is considering conducting the vote at the next annual meeting.</li> </ul>

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	<ul style="list-style-type: none"><li>• Migration from Google Drive to Microsoft OneDrive is completed.</li></ul>	<ul style="list-style-type: none"><li>•</li></ul>
<b>New Business</b>	<ul style="list-style-type: none"><li>• None</li></ul>	<ul style="list-style-type: none"><li>• None</li></ul>
<b>Adjournment</b>	<ul style="list-style-type: none"><li>• Meeting adjourned at 6:32 pm.</li></ul>	<ul style="list-style-type: none"><li>• Ryan adjourned the meeting.</li></ul>

  
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Submitted by Secretary – Andrew Gauer

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