Hillcrest Highlands HOA Board Meeting
March 2024

1) CALL TO ORDER: The called meeting of the Hillcrest Highlands HOA board was held at the home of Melissa Pritchett on March 5, 2024. The meeting was called to order at 7:00 by Anthony, and Tristan gave the opening prayer.

2) ROLL CALL: In attendance were: Anthony Brooklere, Tom Muldoon, Melissa Pritchett, Pam Lyons, and Tristan Hardy, making a quorum. Absent: GB Quinney Guest: Geoff Pritchett

3) APPROVAL OF LAST MEETING'S MINUTES: A motion to approve the minutes of the previous February 8 meeting was approved with no corrections.

4) PRESIDENT'S REPORT:

5) HOA FINANCIALS: The secretary/treasurer has been collecting, recording, and depositing dues since January. We currently have received 28 of 30 payments. Will contact Lockhart in March with unpaid dues so that he can begin collection procedures.

5) OLD/UNFINISHED BUSINESS:
   a) Penalty for rule violations – there was a consensus of the board for the ACC and grounds committee to mandate fees to help enforce architectural rules.
   b) Grounds Committee - Insurance report – Insurance for vacant lots on Hillcrest Road was secured from Auto-Owners Insurance.
   c) Grounds committee – Landscaping report – had an RFP that was approved and will get bids from TU and two other companies, with line-item amounts.
   d) Grounds committee – Covenants - secured information regarding the differing covenants for the subdivision and which lots each one refers to.
   e) Jones letter – was sent to Lockhart; followed up on Monday-no response yet.

6) NEW BUSINESS:
   a) Grounds committee – letters regarding maintenance-suggested sending a letter to property owners in Addition 1 to maintain their unimproved lots per the covenant as we approach the growing season. A motion was made and passed to do the above-add to agenda
   b) Grounds committee – suggested that, at a future date, we discuss approaching property owners in 1st Addition about paying dues, and addressing the fact that they are past the time that they should have built. Add to agenda
   c) Grounds committee - suggested formation of a committee for the express purpose of reviewing the three covenants to and compiling an "easy-to-read" "for information only". Board also discussed the possibility of having the resulting covenant registered and approved. The president appointed Tom, Geoff, Tristan and Melissa to this committee.
   d) By-laws – discussed the review of draft of bylaws. Committee?

8) The meeting was adjourned at __8:39___

Respectfully submitted,
Melissa Pritchett