

Hillcrest Lebanon Homeowners Association

Open Session Meeting, January 10, 2019

Called to order: 6:30PM

Present: Jared Walker, Ken Cory, Al Probst, Vickie Knox, 4Sight Management

Approval of minutes from December 20, 2018 Meeting: Motion by: Kne Cory. Second motion by: Al Probst.

Financials

Review of Balance Sheet and Income and Expense Statements

As of the last day of December 2018, the Association's Total Net Worth was \$183,563.18. The increase from previous month was due in part to \$24,800 being moved to the Reserve Account.

Motion to approve financial report: Jared Walker. Second motion: Vickie Knox.

Committee Reports

Social: Association will again expect to host a Spring Party and Yard Sale on dates to be determined.

Landscaping: It will be looked into whether Smith Landscaping would need to pay the the Rainbird training they are interested in.

The Board reviewed two proposals from Smith Landscaping for improving the Association's 16 areas/entrances. One proposal recommends \$39,800.00 of improvements, while the other recommends \$66,000.00 of improvements. Both models recommend removing the Indian Hawthornes and Loropetalums planted in 2016, but vary in approach with new plants and shrubs recommended.

Smith Landscaping also proposed removing all the Indian Hawthornes in perimeter of community for \$42,075.00 before tax.

Architectural Review Committee: Running well.

Communications Committee: New Association website continues to progress.

Old Business: Certa Pro will be conducting the work on the wrought iron sections we have selected. It was discussed that with future possible sections of wrought iron fence that will be painted, there may be some shrub and landscape trimming by owners necessary.

New Business: Techniques for communicating new Delinquent Assessment policy to owners was discussed. A combination of mailed and emailed information will be used.

Arrangements have been made with Strikz regarding pizza, soda, game cards, and room set-up for Annual Meeting January 18, 2019.

Adjourned: 8:01PM