

HILLTOP HEIGHTS HOMEOWNERS ASSOCIATION

The Annual Meeting of the Hilltop Homeowners Association was held on Saturday, August 20, 2016 at the Loren Corey Iseley Library, 1530 Superior Street. The meeting began at approximately 10:30. The following Officers of the Association were in attendance:

2012 Officers of the Association:

President Rick Hargreaves	1825 Boston Circle	476-7060	Present
Vice-President Pat Marik	1919 Preamble Lane	314-2232	Present
Secretary Todd Adamson	1737 Old Glory Road	476-3690	Present
Lori Bridgeman-Corum	1550 Hartland Rd	435-5661	Present
Communications Darlene Sabatka	1543 Hilltop Road	641-1672	Present
Web-Site/Membership Chad Sabatka	1543 Hilltop Road	641-1572	Present

2012 Representative(s) At-Large:

A G E N D A

President Rick Hargreaves presided over meeting. Began by reviewing the organization and introducing the board members.

Accounting Firm

The board has not been content with the current accounting firm that handles the dues, billings, and mailings for the association. They have not been conducting services that were within the statement of work. The contract is set to expire at the end of the calendar year. We will be sending out bid requests for the coming year.

Board member Darlene Sabatka, who works at a different accounting firm, discussed the issues accounting firms have with Associations. She has discussed with her firms managers, the possibility of submitting a bid for the following year to work with the association. She asked those present if anyone had concerns with her firm submitting a bid. No concerns were presented.

Pond Signs

Review of the pond signs and the reasons that the board decided to purchase them. Prior to the signs, there was little recourse in limiting or restricting access to association property, namely the pond area and the commons area. With the presence of the signs, the board can now call authorities to remove problematic trespassers.

Flow liner

A description of the flow liner, where it is, what it is, and what it does. Maintenance work has to be done in the near future on it. Bids will be requested this fall. Work has to be done when the flow liner is dry for proper curing of the filling to be a success.

Tree Work

A review of what has been done throughout the property in regards to tree work. The board has cleaned out a large number of trees for various reasons. Various trees around the pond were removed before they were going to fall into the pond or onto homeowner properties. Additional dead trees scattered throughout the property were removed.

There are additional trees that need to be trimmed or removed in the commons area East of 17th street. Bid requests will be sent out over the winter for removal and/or care of needed trees.

In addition, newly planted trees will need to be dealt with. a home owner planted a number of trees along the Southeast area of the commons. The trees were planted too close to each other and other well established trees and will have to be removed or transplanted.

Property Liens

Rick described the reason for the liens and the strict process that is required when filing them with the city. Any incorrect information on the form invalidates it, and the association will have to fill out the form again and re-submit. There are numerous homeowners that own the association relatively large amounts in back dues and interest, and we do not want to miss out on proper payments by all home owners. It was suggested that certified letters be sent to those homeowners with liens

Association Bylaws

The board has plans to update the association bylaws in the coming year. The current bylaws were developed by the builder for the association and have not been updated.

Neighborhood Break-ins

Todd Adamson notified those in attendance of multiple break-ins occurring in the association North of our association. Police know that it is a pair of males, one black and one white. Reminder to homeowners to lock their doors and windows when not home and do not keep valuables visible in vehicles.

Disc Golf

Pat Marik presented the proposal to put in four (4) pylons for Disc Golf in the East commons area. The board recommends the installation, but earlier in the year had decided to present it at the annual meeting for association acceptance or denial. Pat motioned for a vote by raised hands. A count of 11 votes for the installation of the Disc Golf pylons and 5 votes against. (reminder for one vote per household) Motion passed. Pat will order soon, and plans for a spring installation.

Review of Finances

A review of the past years expenses and financial standing was presented by Rick Hargreaves. General discussions were conducted on various aspects of the past year and the potential future costs. Suggestions were taken and Pat Marik suggested that next years' dues be reduced to \$240. Darlene Sabatka seconded the motion. The motion was

approved 15 - 0.

Board Election

The last order of business is the election of board members. On the ballot were the following representations:

President - Rick Hargreaves

Vice President - Darlene Sabatka

Todd Adamson - Secretary

Lori Bridgemon-Corum - Treasurer

Chad Sabatka - Membership / Web Site

At large Members: Nate Lau, Mitch Sallinger, Becky Sallinger, Pat Marik

All members listed or added to the voting ballot were re-elected to the board for an additional term.

The next regularly scheduled meeting of the Officers is scheduled for September 12, 2016 Spikes Beach Bar & Grille, 2300 Judson St. All Association members are welcome to attend.

Adjournment: The meeting was adjourned following the announcement of the results of the voting at 12:30 p.m.

Respectfully submitted,
Todd Adamson
Secretary