



HILLCREST AT SAFFOLD WAY

BOARD OF DIRECTORS MEETING

September 9, 2025 | 8:00pm | via Google Meet

Minutes

Members Attending: Ben, Amir, Rick, John, Zack, and Fritz

Residents Attending: None

Meeting called to order at 8:01pm

Minutes approved for the 8 July 2025 meeting

Resident Comments/Concerns: None

Handicap sign

- A new handicap sign and post are needed for the residents at 1100
- Ben will contact Alex to see if the person who installed signs for her is available to do this work (done)

Inspections:

- Rick, John, and Ben will meet at 9:30am on 9/11 to begin the inspection of the Bridges

Speed Humps

- Dominion gave a much lower estimate (12 humps for ~\$14K)
- Discussion ensued which ended in motion (passed 5-0) to:
 1. Move forward with speed humps
 2. Refine contract with Dominion
 3. Vote on the final proposal in October meeting

Drainage clean-out:

- Discussed amending Blade Runners contract to have them clear out and maintain drainage around cluster
- Everyone was good with this proposal

Street lights

- 2 are out and called in (11000) and one on main Saffold

Working Groups

- Gave overview of the purpose (teamwork and continuity)
- Amir will send it out to us again
- Please give feedback before next meeting

Resident communications

- Sarah Erath asking about power main
 - Rick confirmed the electrician should know that. Not for the resident to know
- Tree Planting
 - 11151 asking for tree planting
 - Agreed that we should do something with it

EV charging

- Policy to be updated (Rick) to say that those with chargers must put the cord away and out of sight when not charging
- Fritz to find the file in question for Rick

Financials:

- Revenue
 - Total Revenue, including carryover, was \$317,367 compared to a budget estimate of \$316,700
 - No additional 2025 dues payments were received in August despite the fact that late payment notices were sent to homeowners with outstanding dues.
 - Outstanding dues payments amounts to \$22,250
 - The operating account balance is \$152,564
- Expenses
 - August: \$10,398.92
 - August YTD: \$163,979.61 compared to a budget estimate of \$316,700 or 52% of budget estimates.
 - Our largest expenditures before the end of the year will be for payments to reserves and carryover for next CY totaling \$70,000
- Reserves:
 - Operating reserves: \$39,016
 - Capital Asset Reserves: \$96,399
- Going Forward (2026 Budget):
 - Initiate preparation of the 2026 operating budget
 - Provide estimates of 2026 annual costs for Landscaping, Trash, Legal, Tree Maintenance, Sidewalk and Roads. Need by OCTOBER 1, 2025
 - Present draft budget expenses, revenues and dues at October 14 th Board meeting

Meeting adjourned at 9:10 pm

Next Meeting:

- Tuesday 14 October 2025 via Google Meet