



HILLCREST

AT SAFFOLD WAY

BOARD OF DIRECTORS MEETING

January 15, 2026 | 8:00pm | via Google Meet

Minutes

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

Residents Attending: None

Meeting called to order at 8:02pm

Minutes approved for the 12 November 2025 meeting

Minutes for 9 December 2025 Annual Meeting will consist of voting results and meeting deck

Resident Comments/Concerns: None

Board Officers

- 2025 officers going to remain the same in 2026
 - President: Ben Miller
 - Vice President: Amir Ghalipour
 - Treasurer: Rick Stevens
 - Secretary: Fritz Diefenderfer

Board Duties

Working Group	2025	2026 (<i>Primary/Secondary</i>)
Legal & Administration		
Legal	Ben	President (Ben)
Inspection and design standards	Rick	Revisit in Feb meeting
Capital Prop Management	Rick	Treasurer (Rick)/Amir
Parking	Vacant	Fritz/Andy
Infrastructure		
Roads	Amir	Amir/Rick
Sidewalk	Amir	Amir/Rick
Stormwater	Rick	Rick
Streetlights	John	John
Signs	Vacant	Amir/Rick

Communication		
Website and contractor	Fritz	Secretary (Fritz)
Info@ responses	Ben/Rick/Fritz	Secretary (Fritz)/Andy
Newsletter	Fritz	Secretary (Fritz)
Landscape		
Landscape/snow contract	Ben	Ben/Zack
Tree maintenance	Ben	Ben/Zack
Trash	Vacant	Ben/Fritz
Cluster Events		
Annual meeting	Ben	President (Ben)
Clean-up	John	John
Yard sale	Fritz	N/A
Picnic	John	John

- Rick suggests someone to shadow him (Treasurer) this year so that they may take over next year. He has no intention of running for reelection to the board next year.
- Standards/DRB
 - Discussed a need for a cluster-wide walk through in May to cite all the obvious offenders
- Landscape
 - Discussed doing an RFP for the 2027 contract
 - Blade Runners
 - We will want to modify the 2026 contract for them to regularly dig/clean out 2 big drains that tend to collect debris
- Yard sale
 - The board will skip this year, though residents are welcome to head this if they want to. Just need to make sure the dates don't interfere with clean-up or picnic.

Legal

- 4 of 6 households with outstanding dues are resolved
- 1 of the remaining 2 now has a lien on their property and the other will have a lien soon

EOY Financials

- Revenue: 332,600
 - Dues collected: \$214,300
 - There were more 2025 dues paid, but those paid before the start of 2025 were assigned to 2024
- Expenses: \$247,800
 - Budget: \$316,700
 - Carryover: \$83,700 (to be applied to balance of CY 2026 budget)
 - Most expense categories were close to the approved budget
 - Outliers:

- Snow removal: \$3,000 over
- Erosion control project: \$3,000 over
- Tree maintenance: \$13,000 under
- Reserves: \$165,600
 - Operating: \$44,000 (\$5,000 deposited)
 - Capital Assets: \$121,600 (\$25,000 deposited)

Speed Humps

- No update this month

Open Discussion:

- Newsletter topics:
 - Reminder about the handbook
 - Fritz asked the other members to send in their suggestions
- 11110 - Pre-Home Sale Inspection
 - Rick & Fritz will stop by separately due to timing constraints
- Items that Andy wants to accomplish now on the board
 - Rejuvenating turf, trees, etc.
 - Revitalize the planters
 - Glass recycling bins and have residents take care of it
- Ben mentioned a company that reached out to the board, whose services include dog poop pick-up/removal. We may revisit this.
- All cluster business and communication should be from your cluster email address, not from your personal email address
- Send Rick any questions on the dues

Meeting adjourned at 9:25 pm

Next Meeting:

- Wednesday 11 February 2026 via Google Meet