



HILLCREST

AT SAFFOLD WAY

BOARD OF DIRECTORS MEETING

April 8, 2026 | 8:00pm | via Google Meet

Minutes

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

Residents Attending: None

Meeting called to order at 8:03pm

Minutes from the 15 January 2026 and 11 March 2026 meetings approved

Resident Comments/Concerns: None

Trees

- Zack doesn't think anymore need to come down for now
- Hoping to have a comprehensive plan for replanting by Fall
- When asked about using available funds in 2026 budget for a few plantings Zack said he could come up with a stop gap approach, but is attempting to have a long term plan rather than continue with disorganized plantings
- Andy proposed recruiting some residents for plantings

Recycling container update

- No update

Lights

- 11041 - followed up on this one
- 11091-11093 - new ticket (flickering) - (Order number: 34759740)

Cluster Clean-up

- Moved to 5/2 (5/9 rain date)
- Putting together a list
- Need to send out a correction email on the rain date

Inspections

- Rick to send letters to Fritz to send out

Lower Bridges

- Plumber that had scoped out the mysterious drain pipe at 11184 (we had hoped to contact him to better learn what he did and determined) has retired and is MIA

- Need a FOIA filled out for Rick to talk to someone at the county regarding the permits/plans. There is supposedly no storm sewer underground there (County owns nothing)
- Rick thinks we should cold patch the potholes, and focus on the area near the catch basin

Sidewalk

- 11080-11084 - major deterioration
 - 2 blocks need to be replaced
 - Waiting for quotes from Dominion for this as well as cold and hot patching potholes
- Andy sent some photos of cracks to Amir (11067)
 - Going to check with his professional buddies to see if it looks natural or a bad mix. If it was a bad mix he'll ask Dominion to fix it.

Legal

- 1 home in arrears just sold, so we'll be getting those dues (lien)
- 1 home in foreclosure proceedings
- CPM has not sent end of month financial summary yet

Financials

- Revenue:
 - Dues Received
 - March: ~\$24,500
 - YTD: \$178,400 (just under 75% of total budgeted annual dues)
 - Total: \$262,3500 (~83% of budgeted revenues - \$316,700)
- Operating Expenses:
 - March: \$28,256
 - YTD: \$63,067 (20% of total budget)
 - 3 expenditures pushed us above our average monthly expenditures, but were included in 2026 budget
 - Board reimbursements
 - Tree maintenance
 - February snow removal
 - Snow removal is the only expense category that has exceeded it's budget (by \$2,150)
- Reserves:
 - All reserve accounts have been moved to First Citizens Bank
 - Operating reserves: \$44,007
 - Should be in a money market account soon
 - Capital Asset Reserves: \$122,628
 - Should be in a CD soon

Open Discussion

- Cars coming in to Hillcrest the Wrong Way
 - Address in the newsletter
- Do residents need to fill out a DRB to replace their existing AC condenser?
 - No - just the fence
 - Later confirmed with Cat from RA that as long as the condenser is the same size as the previous one, no DRB is required

Meeting adjourned at 9:10pm

Next Meeting:

- Wednesday 13 May 2026 via Google Meet