



HILLCREST

AT SAFFOLD WAY

BOARD OF DIRECTORS MEETING

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

Minutes

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

Residents Attending: None

Meeting called to order at 8:01pm

June Minutes from the 17 June 2026 meeting were not fully drafted and sent out, so will review for approval next meeting

Resident Comments/Concerns: None

Financials

- Revenue:
 - Dues
 - Received
 - June: \$15,625
 - YTD: \$204,000 (85% of total budgeted annual dues - \$240K)
 - Aged Account Balances
 - 2026 Dues: 32 homeowners (18.5%) still owe
 - 24 homeowners who have not made any payments this year and/or prior years
 - 8 homeowners who have small unpaid balances of \$100 or less
- Operating Expenses:
 - April: \$9,369 (smallest this year)
 - Some expenses incurred during the month but not invoiced until the following month
 - YTD: \$116,600 (~37% of total budget - \$315,200)
 - Items over budget:
 - Snow removal
 - Items expected to exceed budget:
 - Tree maintenance
 - Street lights
 - Pending major projects:
 - Recycling bins
 - Speed humps
- Reserves:
 - Operating reserves: \$44,024

- Capital Asset Reserves: \$121,688
- Financial Health:
 - Based on current revenue collections and outstanding CY 2026 homeowner assessments there should be sufficient funds to fully implement the approved budget. We have to be cautious in our expenditures and be prepared to defer some projects if outstanding revenue is not forthcoming.
 - Operating Funds in Bank: \$172,634
 - Outstanding Homeowner Assessment: \$43,646
 - Projected Revenue: \$216,280
- Annual Dues Language
 - Ben shared updated dues timeline/details and all were good with the changes
 - Ben to share a draft email communication with the board before sending out to residents

Pavement investigation (Lower Bridges)

- Received 2 quotes
 - Would need to close the section for a 3 hour window to core
 - \$2,500-4,500
- Waiting on 1 more quote
- Hopefully do a walk through in late July and then core in August
- Rick suggesting putting flyers on their doors about it (Lower Bridges)

Recycling container update

- Told American their original estimate was unrealistic and that we'd go with another supplier
- American says our contract stipulates that we need to share any contract with another for the bins with them
- Ben to request a copy of the signed contract to validate that claim

Newsletter

- Include the standards and where that is
- Rick will help write some sections
- Fritz to look at old notes to see other sections to cover and ask others to write some

DRB Seminar

- RA is putting this on a Saturday. Rick is encouraging board members to attend.

Mailbox

- Those helping to manage the email inbox, use work groups rather than try to answer anything

EV Hookups

- People are not putting a cone out, covering the wire, or taking the cable in when they are done charging

- Add into Newsletter
 - Our EV policy is at odds with RAs policy. If our own rules are not followed then RA may enforce more difficult rules on us

Speed Humps

- Would like to “lump” this work together with other repaving work (and possibly concrete work regarding sidewalks)
- Zack to reach back out to other companies from the RFP to see about a rebid since we’re not going to work with Dominion again

Lights

- John followed up with Dominion about the light at the exit and they said it’s in queue. They are backed up.

Open Discussion:

- Street sweeping
 - Zack suggested hiring someone to do this occasionally if not done during a cluster clean-up
- Inspections
 - Andy suggested walking another section on Saturday
 - Board decided to instead first focus on closing out the violations cited in the Bridges section from the Spring
 - Fritz to coordinate with Andy on getting access to the mailbox
 - Rick suggesting coffee at his house for Andy and Fritz

Meeting adjourned at 9:17pm

Next Meeting:

- Wednesday 9 September 2026 (no August meeting) via Google Meet