

Hillcrest Lebanon Homeowners Association

Open Session Meeting, December 20, 2018

Called to order: 6:36PM

Present: Jared Walker, Ken Cory, John Beam, Vickie Knox, 4Sight Management, Smith Landscaping Management

Approval of minutes from November 15, 2018 meeting: Motion by Jared Walker. Second motion by Vickie Knox

Financials

Review of Balance Sheet and Income and Expense Statements

As of last day of November, 2018, net worth was \$177,821.15.

Top November expenses were:

Landscape Maintenance	\$2,711
Management Fees	\$2,000
Legal Fees	\$1650
Water/Sewer	\$1580

Motion to approve financial report: Ken Cory. Second motion: Jared Walker.

Committee Reports

Social: Aside From January Annual Meeting, next social event will be spring party in April or May.

Landscaping: Discussion at Board Meeting with Smith Landscaping managers.

Architectural Review Committee: Operating well.

Communications Committee: New website is in place.

Old Business:

The Board is working with attorney to finalize policy to allow Association to charge \$25 for each thirty day period of annual assessment delinquency, rather than charging interest.

New Business:

Three members of management from Smith Landscaping were in attendance. Brent from Smith will be attending Rainbird training which will aid in their expertise on our irrigation system.

David from Smith reported that a fall landscape clean-up had been performed, and that a fall pruning and rejuvenation would be planned for subsequent years. This annual service is estimated to run \$2,900. per year, but there is a possibility that this cost could be absorbed by already contracted services in future years, eliminating an additional charge.

Smith Landscaping reported that they have corrected their bid to include Smith Estates. The actual amount they will charge will be \$2,768.58 per month, not to include a possible annual fall clean-up charge. This is a correction from the \$2,281/mo previously agreed on.

Smith also noted that they recommend removal of Indian Hawthorne shrubs. They are shaded too much now, and are more disease prone. Cost would exceed \$40,000.00.

Smith Landscaping submitted a proposal to add plants to the entrance corners which would total \$3,500 to \$4,500 for each corner (\$7,000 - \$9,000 each entrance)

Adjourn: 8:18PM