

**HILLCREST TRAILS HOMEOWNERS ASSOCIATION**  
**MINUTES OF MEETING**  
**December 15, 2024**

The annual meeting of the Hillcrest Trails Home Owners Association (HCTHOA) was held on December 15, 2024 at Papacita's Mexican Restaurant, Longview, TX. Homeowners met for dinner at 4:30 pm and the meeting convened at 5:00 pm with 39 property owners represented:

Matt & Meredith	Brown	Christopher & Crystal	Moreau
Mike & Thelia	Lisle	Rick & Sharon	Wilson
Joe & Laurel	Farrell	Kennith & Charlotte	Hensley
Chester & Donna	Clagett	David	Shaffer
Levi & Natalie	Smith	Jeremy & Tessa	Lansford/Fowler
Richard & Heather	Kilby	Ryan & Melanie	Kains/St-Onge
Trevor & Katherine	Lousberg	Bill & Rhonda	Bybel
Loretta	Hallman	Jim & Kim	Miller
Phil & Sandy	Altman	Ronnie & Kelly	Ryan
Bob	Boyette	Carey & Joan	Ward
David	Kocher	Alice	Gage

Proxies were presented for 15 property owners:

Jim & Peggy	Beaty	Kevin & Colleen	Miller
David & Tana	Scholl	Greg	Michelson
John & Shonda	Leslie	Michael	Stevens
John & Miju	Kurtzwell	James	Dozier
Jerry	Russell	Lloyd	Jones

The purpose of the meeting was to conduct the annual meeting as required by the governing documents. The President verified that a quorum had been established and called the meeting to order. Following the President's welcome and opening comments, the agenda for the meeting was reviewed. President Matt Brown recognized outgoing Vice President Joe Farrell and his wife, Laurel, for all of the time and effort they have put in maintaining the south entrance. A card of appreciation was given to them from the HOA. Crystal Moreau was recognized for her efforts in organizing neighborhood events and promoting unity among neighbors. Jim and Kim Miller were also recognized for their efforts maintaining the flowers and shrubs at the south gate entrance.

#### **MINUTES FROM 2023 ANNUAL MEETING**

The President turned the meeting over to the Secretary who reviewed the minutes from the annual meeting held on December 15, 2023.

A motion that the minutes for the annual meeting from December 15, 2023 be approved. The motion was seconded and the minutes were approved.

#### **FINANCIAL REPORT**

The Treasurer provided an update on current financial status and the proposed 2025 annual budget. Time was allotted for questions and comments pertaining to budget line items. There was discussion about the capital improvement allocation and what it was spent on during 2024 and possible needs for future capital improvement funds and possible dues increases. All homeowner inquiries and questions were satisfactorily resolved.

A motion was made that the financial report and 2025 budget be approved. The motion was seconded and the treasurer's report was approved.

#### **OLD BUSINESS**

The president opened the floor to old business. The following summarizes topics discussed:

- a. Contacting Architecture Committee before any additions or modifications on property
- b. South Gate stonework completed and future need for boulder work

- c. Jim Miller mentioned he has a Harrison County contact to repair pot hole(s) at entrance
- d. Septic system requirements and maintenance by homeowners. If leakage or smell gets bad enough without homeowner taking care of it, it could become necessary for the HOA to have the work done and bill the homeowner.
- e. Roadwork completed and future roadwork needed. Work was done on Alexis and Abby Gail in 2024. Curbs are homeowner's responsibility. Richard Kilby mentioned that it would be good to notify the neighborhood if someone planned to have curb work done as other's might want to have work done at the same time.
- f. Major drain issues at the south gate have been repaired but more work will need to be done in the future.

## QUESTIONS

Does Scott Newland have any responsibility for the wear and tear on roads with his construction equipment. The answer was that he does not and roads are HOA's responsibility.

Can anything be done about Scott Newland's workers driving too fast in the neighborhood. Matt said he would let Scott know about the issue.

## NEW BUSINESS

The president opened the floor to new business. The following summarizes topics discussed:

- a. We have volunteers to fill the President and Vice President board position. Matt Brown called Crystal Moreau and Katherine Lousberg up to introduce themselves and make remarks. A motion was made and seconded to elect Crystal Moreau as President and Katherine Lousberg as Vice President. The motion carried unanimously.
- b. Committees were described and discussed. The Architecture Committee members were introduced and it was stated that they would remain serving on that committee. Homeowners were asked to sign up to volunteer for the remaining committees.
- c. There is a need to update and revise the Rules and Regulations for the HOA. Some items have changed and others just need to be updated. The bylaws are original as created by Scott Newland. Matt said Scott Newland has agreed to the updates and leaving his development/construction as it is. Homeowners will be asked to help with the update of this document in the future.
- d. Trash Collections. Rick Wilson has done some research on the local trash companies with the idea that it would be great to unify all trash contracts into one standard HOA contract so that only one trash company will come into the neighborhood on the same day each week. He contacted 4 companies and got responses from three of them.  
**REPUBLIC** had the more favorable proposal with \$22 per month plus \$6 for an additional bin plus taxes. They will bill each homeowner individually and cap increases to 7% with 3 year contracts. A formal proposal will be worked up and presented to all homeowners in HCTHOA. A special meeting will be called for homeowners to ask questions and vote on consolidating all trash collections in the neighborhood. We can specify the day we want our trash collected. Republic stated they will be willing to allow homeowners who are currently under contract to transition at the end of existing contracts. A motion was made and seconded to move forward with consolidating neighborhood trash collection with Republic and the new board will set a date and time for a special meeting to accomplish this. This passed unanimously.
- e. Annual dues tracking. It was suggested that the treasurer post a list on the Facebook page to indicate when homeowner's annual dues have been paid. This makes it easy for those who can't remember if they've paid to find out if they need to pay. A motion was made and seconded and passed unanimously to post such a list.
- f. National Night Out program was discussed to gauge homeowner interest in participating in such a program. By a show of hands, interest was expressed and Chrystal Moreau was asked to check into participating in 2025.
- g. Speed Limit of 20 mpg in the neighborhood was discussed. Problems with construction workers, motorcycle riders and others speeding. Scott Newland will be contacted about his workers. The motorcyclist seems to have stopped. Homeowners are encouraged to report violations to a board member but not to engage individuals themselves.

The floor was opened up for other questions, suggestions and comments.

Is there any way to build a fence along Alpine to stop people from driving into the neighborhood? A fence would be cost prohibitive. The one open lot access from Alpine is owned by one of our homeowners.

Additional discussion about Scott Newland's workers coming early and working weekends. Scott reserved his rights as developer to set those things himself and will not modify that for us. If the issue is with a particular homeowner's workers, that can be addressed with the homeowner. If necessary that could be included in the new version of our Rules and Regulations that will be developed.

Are dues charged on each lot owned even if it's a vacant lot. Yes and each lot carries one vote in the HOA.

Do we have any knowledge about the future development of Hillcrest Trails? Shonda at Scott's office will share the master plan with anyone who asks for it. Richard Kilby stated that he asked and received a lot plat from Scott's office and will post that to our Facebook page for others to see.

Following the open floor discussion, the President thanked everyone for attending and participating in the 2024 annual meeting. A motion was made and seconded to adjourn the meeting. The meeting was adjourned at 6:00 pm.