

Hillcrest Trails Homeowner's Association

Town-Hall Meeting Notes

A town-hall meeting of the homeowner's of the Hillcrest Trails HOA was held on April 13, 2025 at 205 Alexis Dr. at 6:00 pm. Board members present were Joe Farrell, President, Katherine Lousberg, Vice President, Tessa Fowler, Treasurer, Thelia Lisle, Secretary, and Perry Conner, Member-at-Large. In addition, there were approximately 9 other homeowner's present.

The purpose of the town-hall meeting was to discuss proposed clarifications to the existing HOA Rules and Regulations (hereafter referred to R & R) document. There was a general discussion about the legality of changing the R & R's and what constitutes the required number of members who must vote to approve them. It was suggested that we hire an attorney who is familiar with HOA legalities and get an opinion about our R & R's. Jim Miller said he would ask around about an attorney who could do this for us.

At this point, Joe Farrell started going through the document point by point to discuss the changes (shown in red) from the original R & R document. It was pointed out that the intent is to clarify items that are vague enough to cause confusion.

Section 3) Architectural Control – add the word *external* in the first sentence: “No building, *external* remodeling . . .” Also under letter C, strike the rest of the last sentence after the word compatibility.

Section 4) **A-- Pets.** There was discussion regarding allowing exceptions to the dog breed restriction and whether the board should issue exceptions. It was decided to leave the wording as had been proposed and break that out for a separate vote.

B—Fireworks. There was discussion about totally forbidding fireworks in the neighborhood, but it was noted that both neighborhoods on either side of us will have fireworks. It was decided to change the time to 10 pm for general holidays and New Year's Eve both and leave the rest of the section as is. It was noted that this item will also be separated for an individual vote.

D—Golf Carts. It was decided to change this subheading to read “Unregistered UTV's or other vehicles” instead of simply Golf Carts.

E—Pedestrians. Strike this entire section from the R&R's.

F—Large Vehicles & Trailers. Change $\frac{3}{4}$ ton to *1 ton passenger trucks* in the first paragraph. In the second paragraph of that section, strike the word “yard” and change to *driveway or outside of their fenced property*.

G—Garbage. Strike the last sentence of the first paragraph which specifies the current charges or reword it to be less specific, like “the current preferred vendor rate”

H—Livability & Maintenance. There was extended discussion with regard to unmaintained pools and unrepaired fences. It was suggested that all of that is covered under the “Nuisance” clause of the HOA's By-Laws. It was suggested that the pool and fence issue be included as an example of issues that could constitute a nuisance to neighbors that would require the homeowner to rectify the situation.

I—Aerobic Systems. Delete the sentence “Lack of a valid maintenance contract is a finable offense.

K—Gate remotes. It was noted that most vehicles can easily be programmed to open the gates using the functions built into the vehicles.

Enforcement Structure: Item 4 (typo correction). “the Treasurer issues a 1st offense fine” (Add the t on to st)

Based on the extended discussions, it was suggested that we add an agenda item to each Annual Meeting to Adopt and Extend the existing R & R's for the next year.