

Hillcrest Manor Homeowners Association  
Board of Directors Meeting  
July 8, 2021

The Hillcrest Manor Homeowners Association Board of Directors met on July, 2021, at the home of Sandy Tarrant, President. In attendance were Sandy Tarrant, Jan Kreuger, Kate Riggs, Marcia Morgan, Margaret, Lepore, Mark Hurst, Marilyn Winn. Jacob Henson attended via cell phone.

The meeting was called to order at 7:07 PM. There was a quorum.

Residents were invited to attend the Board meeting to discuss the proposed revised deed restrictions, using Zoom. Jason Gilbert and Nancy Pone accepted the invitation.

Jason Gilbert was concerned that the "revised provisions have been bundled and presented for singular approval." He felt each addition or change to the existing restrictions should be voted on individually. He suggested that a draft of the revisions should have been distributed to all residents for review and given an opportunity to discuss with the board prior to voting. He was concerned about Deed Restriction #24 regarding Home Rentals. He was concerned about a "revolving door regarding vacationers" but thought a minimum of 6 month lease was prohibitive. He suggested a maximum number of rentals per year, for example 4 rentals allowed per year.

Nancy Pone was also concerned about Deed Restriction #24, Home Rentals. They are currently renting their home on Airbnb. She had hoped for a dialog related to issues with short term rentals that she did not receive. Marilyn Winn to send Nancy Pone copy of minutes from this Board meeting.

Minutes for meetings of May 6 and May 28 were presented. A motion was made by Jan Kreuger and seconded by Marcia Morgan to accept the minutes as presented. Approved.

Treasurer's Report: Regular account as of June 30 was \$8,121.39. Lake account was \$9,603.25.

President's Report:

Ballots returned for the revised Constitution and Bylaws and Deed Restrictions amounted to 70 with the majority in favor.

Old Business:

13980 Kimberly Drive. Boat has been moved from the yard to the street. Several complaints have been received but we have no jurisdiction on street parking.

13801 Joyce Drive. Boat, political signs, truck with advertising all in violation of deed restrictions. Attorned has been advised of ongoing issue.

Truck parked by 13915 Bonnie Brae. Truck belonging to V Kravchenko, 13801 Joyce Drive, was parked there for 24 hours.

New Business:

13935 Pinecrest Drive. Received request for pool enclosure to be constructed by Pyramid Aluminum. A motion was made by Mark Hurst and seconded by Marcia Morgan to approve request for new pool enclosure. Approved.

Received letter from John Kimbrough of Rabin Parker Gurley discussing litigation process. Sandy to schedule a meeting with Attorney Rabin.

Meeting adjourned at 8:51 PM.