Hill Street Estates Homeowners' Association
Annual Meeting Minutes - Approved
November 15, 2023
Location: Montrose Police Department & Zoom

Budget Ratification

I. Call to order – The meeting was called to order at 6:00 pm by Eric Meneley
   a) In attendance: Eric Meneley - President, Sean Cleary – Vice President, Cheryl Robacker- Treasurer, Mary Jo Lavenhagen – Member at Large, and Barbara Spear – Member at Large
   b) Management Company: Tina McFarlin with ACCU.
   c) The meeting was held at the Montrose Police Department and Zoom.

II. Verify Quorum – Per the Bylaws 20% = 11 residents must attend in person or via proxy. Quorum was met (8 in person, 1 via zoom, 9 -proxies, 18 total).

III. Proof of Notice was provided by ACCU, Inc.

IV. Budget Ratification: Budget items were discussed and the $5,000 that is allocated for the reserve is contingent on what is remaining at the end of the year out of the operating account. The increase in weed and fertilization is due to the common area of Congress. Sean Cleary made a motion to ratify the budget, Eric Meneley seconded the motion the motion passed unanimously.

V. Adjournment: Eric Meneley made a motion to adjourn the meeting at 6:38 pm to go into the annual meeting, Sean Cleary seconded the motion, the motion passed unanimously.

Annual Meeting

I. Call to order – The meeting was called to order at 6:39 pm by Eric Meneley
   a) In attendance: Eric Meneley - President, Sean Cleary – Vice President, Cheryl Robacker- Treasurer, Mary Jo Lavenhagen – Member at Large, and Barbara Spear – Member at Large
   b) Management Company: Tina McFarlin with ACCU.
   c) The meeting was held at the Montrose Police Department and Zoom.

II. Verify Quorum – Per the Bylaws 20% = 11 residents must attend in person or via proxy. Quorum was met (8 in person, 1 via zoom, 9 -proxies, 18 total).

III. Proof of Notice was provided by ACCU.

IV. Approval Minutes – The minutes from the Annual Meeting dated December 15, 2022, were reviewed, Cheryl Robacker made a motion to approve the

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minutes as written, Barbara Spear seconded the motion. The motion was carried and approved.

V. Financials – the 2024 Budget was Ratified with an increase in dues to $600.00 per year. Cheryl Robacker had a question on the Balance Sheet regarding the $1,965.00 from the previous management company. The Manager will research this and inform the board and make sure this is allocated correctly. There was discussion on a special assessment which would cover the common area fences, the tree pruning on Hill Street along with other items that are considered capital improvements. The Manager will obtain proposals for the repair of the fence along Hill Street, this project will be divided into sections, and then added to the reserve study. Sean Cleary made a motion to approve the financials, Mary Jo Lavenhagen seconded the motion. The motion was carried unanimously.

VI. Old Business: The common area that is off congress does belong to the Association is responsible for maintaining this area, the City is willing to remove the sidewalk but will not install any enhancements. The Management company will send the plat map over to the Board for review. Irrigation water turned off to soon, and communication needs to go out earlier. The manager will reach out to UVWUA to find out when the water is going to be turned on and turned off. The Board will decide when the water is going to be turned on and off, not the grounds committee. Once UVWUA turns on the irrigation water, it is recommended to wait at least 1-2 weeks before the system is turned on to avoid all the dirt and debris.

VII. New Business: The Board will approve and review the size of the pumps each owner installs and look at the pump in the common area. Why is there so much watering along Hill Street. The manager will reach out to Rainmaker to have this area turned down for 2024. The timeclock needs to be adjusted. Hermosa, the landscaping company should watch out for any sprinkler heads laying on the ground. The Declaration amendment passed, we had 46 signatures of yes, the amendment will not include the common area on Congress.

VIII. Nomination and Elections: There are (3) positions open, there are 4 meetings per year to include the annual meeting. Eric Meneley, Barbara Spear, Cheryl Robacker, and Sean Cleary will remain on the Board. Mary Jo Lavenhagen will be stepping off. Paul Luth nominated self. Eric Meneley made a motion to approve the board members, Sean Cleary seconded the motion, the motion carried and passed unanimously.

IX. Open Forum : Nothing discussed.

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X. Adjournment: Mary Jo Lavenhagen made a motion to adjourn the meeting at 7:28 pm. Barbara Spear seconded the motion. The motion was carried and approved.

Board Meeting:

I. Call to order – The meeting was called to order at 7:29 pm by Eric Meneley In attendance: Sean Cleary, Barbara Spear, Eric Meneley, Paul Luth, and Cheryl Robacker

II. Homeowner – Mary Jo Lavenhagen.

III. Appointment of officers: Eric Meneley - President , Sean Cleary - Vice President, Cheryl Robacker – Treasurer, Barbara Spear – Secretary, and Paul Luth – Member at Large.

IV. New Business: The board signed the contract with Climb Tree Service for $1,500.00. The manager will get this schedule and send out notices. The board also approved moving funds from the Reserve account into a 6-month CD. Cheryl Robacker will be informing the Manager via email how much to move over.

V. Adjournment: The Board meeting was adjourned at 7:54 pm.

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