Hill Street Estates Homeowner's Association

Annual Meeting Minutes

12/5/2024 5pm at Montrose Community Room

Meeting was called to order at 5:01 pm, by Eric Meneley and seconded by Sean Cleary

a) Board members present Eric Meneley President, Sean Cleary Vice President, Cheryl Robacker, Treasurer, Barbara Spear Secretary. The president acknowledged the establishment of a quorum to start the meeting. With a quorum Established, Eric Meneley moved to approve the minutes of the November 2024 Board meeting.

Financials

Reserve Account balance

Operating account balance

CD status

Motion made and seconded to approve the previous financials and Ratify the 2025 Budget - Passed

Manage Report

Architectural report: We received one application from 1838 Constitutional Daniel Reise for a backyard shed. Complied and Approved. Upon Investigation, we determined that 1818 Senate St and 1838 Senate St, did not notify the ARC of their plans to place sheds in the back yard. 1818 is a more serious problem because the owner used permanent foundation. His set backs are 7 ' and not the City and HOA required 10' . He as been told to cease and desist and get a variance from the city. The shed at 1838 has not been addressed as yet, but it appears to be on skids. There are less than 3 ' from the fence.

Violation report See above

Old business

As many may know, ACCU and Hill Street Estates broke off the Business arrangement. The board decided to proceed with Design HOA

Sean is continuing toto work on the Xeriscaping for the area on East Congress

The Buyers of 3620 Congress street will Contact UVWUA to discuss a tie in to the main line.

New Business

For emergency communication purposes, The board feels it is important to get emails from the Members, These emails would be limited to emergency or vital communications.

Dues will remain the same, $600/yr. Late fees- Your bill must be paid in full before the due date of 01/31 of the new year. Any unpaid balance will continue to be assessed late charges. So please pay in full or make arrangements with the Board before the 31st

Elections

Board member Cheryl Robacker is not seeking re-election

Eric Meneley was nominated for President Seconded by Sean Cleary

Bruce Fosdike was nominated for Vice President and seconded by

Sean Cleary was nominated for Treasurer and seconded by

James Berger was nominated for Secretary and seconded by

Barabar Spears was nominated for Member at large and seconded by

Adjourn: Motion was made and seconded to adjourn at 7:30pm