Hill Street Estates Homeowners' Association
Board Meeting Minutes - Approved
Date: February 15, 2023
Location: Zoom (due to Inclement weather)

I. Call to order – The meeting was called to order at 6:02 pm by Eric Meneley, Sean Cleary Seconded the Motion.
   a) Board Members Present: Eric Meneley – President, Sean Cleary – Vice President, Jay Hammitt - Secretary, Cheryl Robacker - Treasurer, Barbara Spear – Member at Large & Mary Jo Lavenhagen – Member at Large
   b) Homeowners Present: None
   c) Management: Tina McFarlin, Barbara & Beau Fauscette, and Rachel Gregersen

II. Homeowner Forum:
   A. Jay Hammitt spoke about the session from Saturday, February 4, and the reserve study, he wanted to know what assets the Association has. He recommends making a list to include items such as the irrigation system, fences along Hill Street and other common areas, sidewalks. Sean Cleary stated that improvements needed to maintain the assets in the future be listed in periods, such as 3-5, 5-10, 10-20 years, when we might expect the assets will need to be repaired/replaced.
   B. The Management Company will look to see if the City is responsible for the sidewalks inside the Association. The Hill Street sidewalks are not part of the Association,(i.e., they are owned and maintained by the City), but other sidewalks within the HOA might be the Associations responsibility.
   C. Sean Clearly mentioned the water rights for the property east of Congress and Senate (i.e., 3620 Congress Street), this person only has 4 shares of water, and the property is over 11 acres. Cheryl Robacker commented on the subject, the- Phil Martin knows about this and before the property sold, they were told no that they could not tap into Hill Street Estates irrigation system. Sean Cleary will talk with Phil regarding this issue.
   D. Sean Cleary also commented that he talked to some individuals out by American Village II who wanted to know what was happening with the irrigation. American Village II is working with UVWUA – Steve Pope to obtain irrigation system drawings and recommendations, but they will NOT be tapping into the irrigation system that supplies water to Hill Street Estates.

III. Actions taken outside the Board Meeting: Approval of the December 2022 Financials. Mary Jo Lavenhagen made a motion to ratify the December 2022 financials, Sean Cleary seconded the motion, the motion passed unanimously.

IV. Minutes Approval: None - Annual Meeting minutes will be approved at the next annual meeting.

V. Financials:
   A. Jay Hammitt commented on the Reserve Account and would like the Management Company to look into a different Reserve Account with a higher

interest rate. CIT has a high interest savings account with a 4.05% APR. Barbara Fauscette with Assurance HOA will reach out to CIT Bank.

B. 2022 taxes need to be filed with a new accountant since Nona Mayberry is no longer doing taxes. Decker & Associates will be contacted to see if they are taking on new clients. Sean Cleary made a motion that if preparing the taxes are less than $300.00 to move forward with Decker, Eric Meneley seconded the motion, the motion carried, passed unanimously.

VI. Managers' Report:

A. Resales reviewed; 3 homes have sold since the last board meeting.
B. Architectural applications were reviewed along with compliance report.
C. There will be a common area maintenance in place with Woods Crossing.
D. Eric Meneley made a motion for a 6-month short – term rental amendment to the CC & R's, Barbara Spear seconded the motion, the motion carried, passed unanimously.
E. Regarding the HOA's name change from American Village III to Hill Street Estates, the name American Village subdivision three on all HOA documents will be replace with Hill Street Estates. In lieu of changing the name on all HOA Documents (i.e., CC&R's, Bylaws, Policies, Plat Map, etc.). The association can do a DBA as Hill Street Estates, there is a $10.00 per year fee to file this from with the CO SOS. Sean mentioned that it is imperative that this form be filed each year on time. The Management company will reach out to Altitude Community Law to see what the cost would be and what is entailed. The Management Company will reach out to the city to obtain a map of the walking path to ensure there are not pipes below the surface. Barbara and Cheryl Robacker will be working with a certain financial report.

VII. Old Business:

A. Common area Maintenance contracts with Hermosa, PestAway, Rainmaker and Gardens by Amy were approved by the previous board. The Board president must sign the contracts per CCIOA, the contracts will be provided to Eric Meneley. The contracts are all three-year (2023 – 2025) contracts with the exception of the one-year contract with Garden by Amy for 2023. The Hermosa capital improvements project (i.e., remove & dispose of steel edging that separates cobble from grass area on both sides of Constitution Loop & Hill street intersections & the area between Constitution loop & Hill street intersection) was not approved, and the association would like additional estimates, the Management Company will seek additional estimates.

VIII. New Business:

A. Declaration Amendment - The board and management company are encouraged to look at the Declaration Amendment #7, that is not recorded for appropriate verbiage. The Management Company will provide a draft of the

proposed new Declaration Amendment with merged amendments taking into consideration new CCIOA regulations, assuming the HOA will not do a DBA Hill Street Estates. The draft of the Declaration was recommended to be out by the next meeting, April 13, so it can be finalized by the Board by July 2023 after the legislative session.

B. Eric Meneley mentioned that along the north common area path past the bench the first lilac bush has a bittersweet bush that is poisonous and should be removed. The Management Company will reach out to Gardens by Amy to have it removed.

IX. Adjournment: Mary Jo Lavenhagen made a motion to adjourn the meeting at 6:52 pm, Eric Meneley seconded the motion, the motion passed.

The Next Scheduled Board Meeting is the Annual Meeting – April 13, 2023, at 6:00 pm

Minutes taken by Assurance HOA Management on February 15, 2023
Tina McFarlin, CMCA