**Hill Street Estates Homeowner's Association**
**Board Meeting Minutes – Approved**
**Date: April 13, 2023**
**Location: Centennial Room at Montrose City Hall, 433 S. 1st Street & Zoom**

April

I. Call to order – The meeting was called to order at 6:00 pm by Eric Meneley; Barbara Spear Seconded the Motion
   a) Board Members Present: Eric Meneley – President, Jay Hammitt - Secretary, Cheryl Robacker - Treasurer, Barbara Spear – Member at Large, and Mary Jo Lavenhagen – Member at Large; a quorum was met.
   b) Homeowners Present: Rosemary Murphy 1917 Constitution Loop
   c) Management: Tina McFarlin, Barbara & Beau Fauscette, and Rachel Gregersen.

I. Homeowner Forum – Rosemary Murphy asked the board to consider a variance in the fence requirement under the Declaration, Article V, Section 20. She and her backyard neighbor would like to erect an 8-foot-tall fence between their backyards to provide additional privacy. She was asked to submit an Architectural Review Request to Assurance HOA.

II. Actions Taken Outside of a Meeting
   A. With board approval, Assurance transferred $5,000 from the HOA's CIT operating bank account to a 6-month CD with an annual yield interest rate of 2.53%. The CD matures on 9/24 at which time the funds will be transferred back to the HOA's operating back account.
   B. The board approved Phil Martin, the HOA's irrigation consultant, to purchase 24 sprinkler heads at a cost of $419.88 for the Common Area irrigation system; these will be provided to Rainmaker on an as needed basis to replace broken sprinkler heads after irrigation startup.

III. Minutes Approval – The February 15, 2023, board meeting minutes were previously 'approved' by email; Cheryl Robacker made a motion to approve the minutes and Barbara Spear seconded the motion.

IV. Ratifications
   A. Approval to move $5,000 from operating bank account to a 6-month CD - Cheryl Robacker made a motion to ratify this action and Barbara Spear seconded the motion.
   B. Approval to purchase 24 sprinkler heads for a cost of $419.88 – Mary Jo Lavenhagen made a motion to ratify this action and Eric Meneley seconded the motion.

V. Financials
   A. February & March 2023, financials were reviewed; Cheryl Robacker made a motion to approve the financials and Mary Jo Lavenhagen seconded the motion, the motion carried and passed unanimously.
   B. It was noted that the HOA has been over-charged $137.51 ($22.92 per station x 6) for the maintenance of pet stations; the HOA has 3 stations but were charged for 4 stations for 6 months. The HOA will not be charged for the pet station maintenance in April and May to make up for this overcharge.
   C. Delinquencies were discussed.

VI. Management Report
   A. The resale of the home at 2009 Constitution Loop closed on 3/6/2023.

APPROVED

B. One Architectural Review Request was received, submitted to the board, and approved.
C. Inspections and Violations – Inspections performed by Beau Fauscette and actions taken on violations were briefly discussed.
D. Tina McFarlin researched CO SOS records and compiled a list of documents confirming the HOA's name had been legally changed from American Village Subdivision Three to Hill Street Estates Homeowner's Association in 2010.
E. The HOA's 9 polices were updated with the help of Assurance's legal counsel and were approved at the annual meeting on December 15, 2022, at the cost of $700.00
F. The 2022 Tax returns have been sent over to Decker and Associates.
G. Quotes for gravel for the north common path were obtained.

VII. Old Business

A. Capital Improvement Project – Proposals / quotes from Hermosa Landscaping and Black Canyon Landscaping to remove & dispose of steel edging that separates cobble from grass areas on both sides of the Constitution Loop & Hill Street intersections were reviewed. Assurance was asked to get a third proposal / quote for this work from R & S Landscaping.
B. Pet Waste Stations – An agreement with Zuri Balleck to maintain the HOA's 3 common area pet stations was reviewed/approved; the agreement will be emailed to Eric Meneley for signature.
C. Declaration and Bylaws - Updating the HOA's CC&R's and Bylaws were discussed, including changing the HOA's name on the documents from American Village Subdivision Three to Hill Street Estates Homeowner's Association, merging the existing CC&R's and 7 amendments into a single document, removing all clauses pertaining to the Declarant (Colorado Dolphin Companies), amending the documents to comply with new CO HOA laws, and adding a short-term rental section). Jay Hammitt was asked to compile a one (1) page summary of the proposed changes to present to the membership for approval.
D. North Common Area Walking Path – At the last board meeting, the possible need to add gravel to the path was mentioned. The board decided no additional gravel was needed at this time.

VIII. New Business

A. Taxes – The 2022 tax returns have not yet been filed; an extension will be filed if needed.
B. Insurance Policies – The HOA's insurance policies with American Family Insurance will be renewed on 5/4 with no changes.
C. Governance Policy Updates – Tina McFarlin provided the 9 updated policy statements to the board for review.
D. Reserve Study – Tina McFarlin agreed to compile a list of HOA's assets that might need to be included in a reserve study.
E. Reserve Account – Transferring $5,000 in the HOA's CIT savings (reserve) account to a CD was discussed. The board decided to delay this possible transfer until June 1 after the irrigation startup and repairs.
F. Common Area Pet Station Agreement Between Hill Street Estates and Woods Crossing – This potential agreement was prepared by Assurance's legal counsel and provided to the board

APPROVED

meetings packet for review. The board has some issues with this agreement. The board was asked to provide their comments / issues / want changes to Assurance by June 1.

G. North Common Area Park Bench - Eric Meneley expressed concern regarding the 'trench' around the cement foundation for the bench. This opening apparently was never filled in after the foundation was poured and is a tripping hazard. Beau Fauscette with Assurance will inspect the foundation and determine what is needed to fill in the trench. Eric Meneley and Jay Hammitt volunteered to fill in the trench after board approval.

IX. Adjournment: Eric Meneley made a motion to adjourn the meeting at 7:32 pm; Mary Jo Lavenhagen seconded the motion.

Next Meeting – Wednesday, July 19, 2023, 6:00 pm at the Community Room at the Police Station

Respectfully submitted by Jay Hammitt, Hill Street Estates HOA, Board Secretary on April 14, 2023

APPROVED