Hill Street Estates Homeowner's Association
Board Meeting Minutes – Approved
Date: Wednesday, September 13, 2023 @ 6:00 pm
Location: Montrose Police Department, Community Room & Zoom

I. Call to order – The meeting was called to order at 6:01pm by Eric Meneley, Sean Cleary seconded the Motion
   a) Board Members Present: Eric Meneley – President, Sean Cleary - Vice President, Cheryl Robacker - Treasurer, Barbara Spear & Mary Jo Lavenhagen – Members at Large; a quorum was met.
   b) Homeowners Present: Phil & Valerie Martin – 3502 Congress St, Theresa Luth – 2042 Constitution Loop, Steven & Ashlyn Tober – 1720 Senate Street.
   c) ACCU Inc.: Tina McFarlin – Regional Vice President

II. Homeowner Forum: Eric Meneley read an email regarding the common area on Constitution Loop from 2033 Constitution Loop. This has been brought up for over 1 year and there are several proposals this would be considered a capital improvement. A special Assessment will be discussed at the annual meeting. The pine trees will be cut back along Hill Street as well. The Association does not have the funds in the operating account. Sean Clearly suggested that all owners get together to do this, but as history shows this would not happen. The fence will also need to be replaced. These items will be in the Reserve Study. This can be done in phases for capital improvements. Theresa Luth from 2042 Constitution Loop, should the extra 40 feet be sprayed by Pest Away, the corner homes. Phil Martin will speak with Pest Away. The City of Montrose sprayed the ditch on Constitution Loop for weeds. Phil Martin - 3502 Congress St. had items under irrigation that need to be included in the 2024 Budget. The weeds at the end of Congress, Phil stated that the City is responsible for this. Per the Declaration Amendment, this is a right of way that the Association owns and is responsible for maintaining it. The trees on Hill Street are a concern. Phil has noticed that the landscaping company are trying to mow around the trees. Phil received an email from Sean Cleary regarding the clarification on the UVWUA water usage for 3620 Congress St.

III. Actions Taken Outside of a Meeting
   A. Approval of the July 19, 2023, meeting minutes

IV. Minutes Approval – The July 19, 2023, Board meeting minutes were previously 'approved' by email; Eric Meneley made a motion to ratify the minutes, Barbara Spear seconded the motion, the motion passed and carried unanimously.

V. Ratifications
   A. See above for ratifications.

VI. Financials
   A. Assurance HOA presented the July Financials to the Board of Directors prior to the meeting via email Cheryl Robacker made a motion to approve the July Financials, Sean Cleary seconded the motion. The motion passed and carried unanimously. August Financials will be done by ACCU moving forward. CIT Bank Statements were provided to the Board and ACCU will reconcile moving forward. Cheryl wanted to know which invoices have not been paid. Tina McFarlin will get the information to the Board.
   B. 2024 Preliminary Budget. Tina McFarlin will update the items to reflect the changes that Phil presented for the irrigation.

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VII. Management Report

A. There have not been any resales since the July Meeting.
B. The Architectural Report was reviewed, (2) residents submitted ARC applications, and were approved by the Board via email. Joshua & Shaylona Bagley @ 3527 Jefferson Circle – landscaping and Herbert & Marie McCloskey @ 1831 Senate Street – landscaping. The Management company continues to upload all ARC Applications into the web portal for Board approval.
C. Inspections and Violations – Inspections are now being performed by Tina McFarlin and once they are completed a compliance report will be sent directly to the Board for review. There currently are not any open violations.
D. Assurance HOA Management has been dissolved and has been acquired by ACCU Inc, out of Denver. They have been in business for over 40 years and come with great accounting expertise, which is what was required and necessary. A new Welcome Letter will be going out to all owners shortly. Tina McFarlin will continue to work with Hill Street Estates as the Community Association Manager. There will be 4 meeting minutes per year including the annual meeting, minutes will continue to be taken by Tina McFarlin. Eric Meneley would like documentation that the service agreement will stay the same as Assurance HOA Management. Eric Meneley signed the ACCU agreement with the contingency.

VIII. Old Business

A. Capital Improvement Project – Steel edging and cobble rock along Hill Street. Three proposals were received and reviewed by the Board of Directors, Hermosa Landscaping $2,420, Black Canyon Landscaping $2,647.66, and R & S Landscaping $8,000. Tina McFarlin contacted Hermosa Landscaping and the river rock is available.
B. Reserve Study – Tina McFarlin agreed to compile a list of HOA's assets that might need to be included in a reserve study with the assistance of ACCU
C. Declaration Amendment - Tina McFarlin drafted the language for the Board of Directors to review for the Declaration Amendment. A ballot with a signature page was provided to the Board of Directors as 39 Residents needed to sign to Amend the Declaration. An eblast will go out to all owners with the wording on the changes.
D. The weeds by Congress have been removed as this is considered a right of way and the Association is responsible for this area. Tina McFarlin reached out to the City about getting an additional "No Outlet Sign" to be placed and this will be taken care of by the City.
E. Pine Tree Trimming on Hill Street – Climb Tree Service will be providing a proposal.

IX. New Business

A. New Service Agreement with ACCU - Eric Meneley signed the ACCU agreement with the contingency.
B. Common Area Maintenance Agreement – The cost of the pet waste stations to split with American Village II. Woods Crossing does not have any pet waste stations and will have a separate agreement.

X. Adjourn: Eric Meneley made a motion to adjourn the meeting at 7:32 pm; Sean Cleary seconded the motion.

Next Meeting – Annual Meeting, November 8, 2023 @ 6:00 pm at the Community Room at the Police Station

Respectfully submitted by ACCU on September 13, 2023
By: Tina McFarlin, Community Manager with ACCU.

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