Hill Street Estates Homeowner's Association
Board Meeting Minutes – Approved
Date: Thursday, January 25, 2024 @ 6:00 pm
Location: Centennial Plaza, Montrose, CO 81401

I. Call to order – The meeting was called to order at 6:08 pm by Eric Meneley, Barbara Spear seconded the Motion
   a) Board Members Present: Eric Meneley – President, Cheryl Robacker - Treasurer, Barbara Spear – Secretary & Paul Luth – Member at Large. Absent - Sean Cleary - Vice President
   b) Homeowners Present: Colleen & Terry Brueske – 1941 Constitution Loop
   c) ACCU Inc., Tina McFarlin – Regional Vice President

II. Homeowner Forum: Colleen & Terry Brueske – 1941 Constitution Loop wanted to know about the current assessments and the increase to $600.00. Cheryl Robacker and Eric Meneley discussed why the assessments are so high and why it is important to have a management company instead of being self-managed. Terry Brueske commented that he used to volunteer around the community to trim trees and things. Cheryl Robacker discussed the liability of having volunteers perform these tasks and the unwillingness of residents to volunteer. Residents do not even attend meetings or volunteer for the board.

III. Actions Taken Outside of a Meeting
   a) Approval of the September 9, 2023, meeting minutes

IV. Minutes Approval: Cheryl Robacker made a motion to ratify the September 9, 2023 Board Meeting Minutes, Eric Meneley seconded the motion, the motion passed and carried unanimously.

V. Ratifications
   a) See above for ratifications of the Minutes.

VI. Financials
   a) Cheryl Robacker had a few questions on the financials, the tree trimming invoice, the manager will review these and get back to the board.
   b) The operating account has $6,441.05 at the end of the year. There is a current liability fee that has been prepaid of $1,300 that should go to 2024. Cheryl Robacker made a motion to move $3,000 from the operating account and transfer it to the reserve account. Paul Luth seconded the motion, the motion passed unanimously.
   c) The reserve account balance is $3,336.85 and the CD is $7,574.28.
   d) The current operating balance is $28,117.29. Cheryl Robacker made a motion to move $25,000 to a 6-month CD subject to the current rates, Barbara Spear seconded the motion, the motion passed unanimously.
   e) Cheryl Robacker made a motion to approve the December 2023 financials, Eric Meneley seconded the motion, the motion passed unanimously.

VII. Management Report
   a) Architectural Report – there were not any ARC applications received.
   b) Violation Report – there were 3 violations for parking trailers on the property.
   c) Work Order Report – there were not any received, the manager will continue to monitor this.

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VIII. Old Business

a) Capital Improvement Projects – Eric Meneley spoke about the edging and the fencing projects that have been placed on hold until the reserve study is completed.
b) Reserve Study – A level I Reserve Study needs to be completed this year per CCIOA and the Manager is currently working with a reserve specialist out of Denver.
c) Declaration Amendment – Ballott – There are some updates to this that will be discussed under New Business.

IX. New Business

a) Pet Waste Removal Contract – Eric Meneley will sign the new contract from High Desert Haulers and send it back to the Manager, the price is the same as the prior contact.
b) Fence Repair – England Fence submitted a bid out of 4 vendors being contacted. This bid is for $2,750.00 near 2042 Constitution Loop. The manager will reach out to a handyman to see if they can submit a proposal.
c) Sprinkler System Contract – The current contract is with Rain Maker and is renewable in November 2025. There is no termination clause, and the maintenance is not part of the contract. The manager will reach out to the landscaping to see if they will replace and repair the sprinklers instead of Rain Maker.
d) Mowing Contract - The current contract is with Hermosa Landscaping and is renewable in November 2025. The Manager will reach out to Hermosa to see if they will be willing to do the maintenance.
e) Common Area Watering Schedule – a new watering schedule will be implemented and cut back on Hill Street. The Manager will check to see if there are extra keys, so the board has copies. The Manger will reach out to UVWUA to find out the startup and shut off dates. The Manager, in addition to Phil Martin, would like to be contacted regarding this. Rain Maker has the procedure of how the sprinkler system is started up and shut down. The manager will request a copy of the procedure from Rain Maker. The manager will check with the Montrose Football team about the aeration.
f) Declaration amendment update – Eric Meneley discussed from the Plat Map, that the right of way, the road base is still marked City on the Assessors map. The park on Congress, open space tract 2 would be adequate for a half-acre lot, however this would need to be amended with the Declaration and a new plat map would need to be drawn up. Eric Meneley and Sean Cleary will look into what would need to take place in order to make this happen. Erice Meneley made a motion to reach out to a surveyor for this area and cost not to exceed $600.00, Cheryl Robacker seconded the motion the motion passed unanimously.

X. Adjourn: Cheryl Robacker made a motion to adjourn the meeting at 7:47 pm; Eric Meneley seconded the motion.

Next Meeting – Annual Meeting, April 25, 2024 @ 6:00 pm at the Centennial Room at Centennial Plaza

Respectfully submitted by Tina McFarlin,
Community Association Manager with ACCU on January 25, 2024

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