HILL STREET ESTATES HOMEOWNERS ASSOCIATION BOARD MEETING

AUGUST 4, 2025 JIM BERGER HOME

Meeting was called to order by Chairman Eric Meneley at 6:05 p.m. members of the Board in attendance were Sean Cleary, Bruce Fosdike, Eric Meneley, Barb Spear, and Jim Berger. Members of the HOA present at the meeting were Cheryl Robacker, William and Mary Jo Lavenhagen, and Josh and Shay Bagley. Participants in the "HomeOwner Forum" brought up the following subjects which were discussed:

Josh Bagley – Asked about trees growing into his fence and encroaching into his property. He was encouraged to visit with his neighbor and explain to them that he has the right to trim the trees growing into his property.

Bill Lavenhagen – Brought up replacement of 10 fence posts along Hill Street - lot R-1. England Fence quoted $1200.00 to replace the posts in concrete. No one on the Board received the quote – Bill will call England and have them send the quote to Eric.

Cheryl Robacker – Referenced no notice for Board Meetings, no minutes or financials posted on Design HOA website. Board agreed that they would do a better job having Design HOA post items on the website to inform members. Cheryl also referenced the four cottonwood trees in the north open space that need to be removed.

Approval of the May 5, 2025 Board Meeting minutes occurred.

Financials – All dues have been paid and there have been no significant expenditures over the established budget.

Management Report – Nothing from Design HOA other than the fact that the State of Colorado continues to refine the regulations for HOA's throughout the State, making it more cumbersome for all HOA's. Some discussion occurred regarding the value that Hill Street Estates receives from our Management company.

Violation Report – Discussed in walk thru results.

Old Business - Discussion of 1800 Senate Street occupant continuing to park one of two trailers in the driveway. A motion was made and seconded to ask Design HOA to prepare a letter indicating that the resident of 1800 Senate park and screen any trailers from view of the neighbors. A motion was also made and seconded to send a general notice to all HOA members to get rid of the weeds in the barrow ditches and the front yard of homes.

Discussion occurred related to the irrigation water line installation for the 3620 Congress Street residence. After some discussion, the Bagley's indicated that they know the Kaiser's (new owners of 3620 Senate) and the Kaiser' indicated that the UVUWA had been in contact with them and that an existing line had been found and they will not need a tap from Hill Street Estates.

Walk Thru Results – As a result of a walk through by four of the Board members, a call to Rainmaker will be made to go through the sprinkler systems to adjust heads properly and set the time clocks. Many items were noticed which resulted in the sending of letters in the management report.

New Business – Discussion of Mowing, Sprinkler, Care of Growing Islands, and Pet Removal waste contracts occurred. All of these contracts are expiring at the end of this year. An AD HOC Committee was set up to provide input and revise the contracts to reduce costs as best as possible. An additional committee was set up to look at alternatives to the managing of the HOA.

Irrigation water usually is available until the end of October- Bruce will coordinate with the Ditch Rider and the irrigation contractor to give notice to the HOA as to the final date for water availability. The valve on the main line of the irrigation system leaks and will need to be repaired in the fall.

The Board will assure that High Country Turf is contracted with to spray pre-emergent on areas of rock (particularly the east end of Congress – rock open space) next spring.

Bruce Fosdike informed those in attendance that the City of Montrose views that those individuals living along Hill Street that their individual property lines extend to the west to the asphalt.

The Board and attending members were asked to communicate with their neighbors to assure that they were receiving Design HOA notifications via e-mail.

Meeting adjourned at 8:00 p.m.

Next Meeting – Monday November 3rd at 6:00 p.m. at Sean Cleary's