HILL STREET ESTATES HOMEOWNERS ASSOCIATION BOARD MEETING

November 3, 2025 6:00 P.M. Sean Cleary Home

Meeting was called to order by vice -chair Bruce Fosdike at 6:00 p.m. Members of the Board in attendance were Sean Cleary, Bruce Fosdike, Barb Spear and Jim Berger. Members of the HOA present at the meeting were Cheryl Robacker and Mary Jo Lavenhagen. Participants in the Home Owner Forum brought up the following subjects which were discussed:

- Bruce brought up the resignation notice that all Board members had received from Chairman Eric Meneley which was effective immediately. As a result of this, Bruce will assume the chairman duties until the annual meeting where an election will occur.
- It was generally discussed that an email should be addressed to the HOA membership announcing the need for Board Members in the coming year.
- A question was raised related to the Board taking control of the management of the HOA.

Approval of the August 4, 2025 Board Meeting minutes occurred.

FINANCIALS as of October 21, 2025:

Operating Fund - $16,119.99

Reserve Fund - $16,926.87

Financials are on track to finish the 2025 year with no excess in the Operating Fund and the budgeted $5,000.00 for the reserve fund being spent on irrigation pumps, tree removal ($1800) and fence repair supplies and some labor ($1209.49).

Contracts are being sought for mowing, irrigation, pet waste and island trimming. Design HOA indicated their fees for management will remain the same. Sean indicated that insurance went up in 2025 from $400 to $1200 for the year. The proposed budget for 2026 allows for $5000.00 to the reserve and operating surplus of $80.00. Sean sees no reason to ask for a dues increase but there will need to be an increase in future years. It was suggested that the Board consider a “graduated assessment” eg.: $25 yearly increase over the course of three years.

Management Report - Nothing from Design HOA.

Violation Report – All violations addressed previously were corrected.

Old Business – It was reported that the Board hired Roy Gill to trim trees in the north park and he proposed to replace fence posts at $25.00 per hour with the HOA furnishing the supplies. After much discussion about the original fence posts being installed in concrete and the posts rotting off, it was determined that removing the concrete (wedged in the ground) was too costly

and a new method needs to be attempted. Two posts will be replaced this fall in an experimental attempt to leave the concrete in the ground and remedy the problem. Posts distributed will be picked up and stored in Bruce Fosdyke's yard until spring. A motion was made and seconded to pay Roy Gill $450.00 (18 hours or his time) for hours spent working to install four posts. Motion passed.

Discussed contracts – Bruce distributed a 2026 – 2029 spraying, fertilizing and weed control contract for board review. It is Bruce's intent to "tighten-up" the contractors effort in taking care of our sprinkler system. Bruce will get the contracts in shape and send them out for the Board's review.

Bruce will also prepare an e-mail to the membership including 1)Recruiting Board Member positions in 2026; 2) Opening irrigation valves after blowout; 3) Annual meeting date of January 20, 2026 at 6:00 p.m. at Living Word Lutheran Church – 2820 Peyton Drive.

Meeting adjourned at 7:27 p.m.

Next Meeting – January 20, 2026 – 6:00 p.m.