HILL STREET ESTATES HOMEOWNER'S ASSOCIATION

Board Meeting: Thursday. February 12th, 2026, at 6:00 P.M.

Location: 1918 Constitution Loop, Montrose, CO

I. Meeting called to order at 6:08 p.m.; Bruce Fosdike, President, and Barbara Spear, Secretary, present and Sean Cleary, Treasurer, on phone. Quorum established, no homeowners present.

II. The 2025 Hill Street Estates Annual Meeting minutes were approved.

III. Financials – January statements received and all accounts reviewed/audited by a federal bank examiner. Sean requested these adjusted account balances be sent to Design HOA.

IV. Old Business:

A. Fence Project – On hold for spring thaw.

B. Contracts – All complete except for landscaping/Hermosa. Verbal approval obtained with Ryan Stutsman and pending signed copy.

V. New Business:

a. Congress Extension – Bruce and Sean walked the area with 2 contractors and received 2 bids. Bid #1 (Roy Gill) included brush and tree removal/cut for $1,200.00. Bid #2 (John Burke) to clear brush area(s) for $600.00. No other contractors bid. Motion made and seconded to accept contracts as bid - Motion Passed.
b. Irrigation System Valve – Bruce removed old, leaking valve that needed to be replaced with a new siphon valve, which he purchased at Ferguson Waterworks. Motion made and seconded to reimburse Bruce for the valve purchase of $304.98 and donation of labor - Motion Passed.
c. Irrigation Start Up – Bruce has been in contact with UVWUA and purchased a new lock to coordinate 2026 irrigation start up with UVWUA representatives.
d. Set 2026 Meeting Dates – The following tentative HOA Board meeting dates have been proposed: 4/23/2026 @ 5:00 p.m., 8/13/2026 @ 5:00 p.m., 11/5/2026 @ 5:00 p.m., and the 2026 Annual meeting on 12/7/2026 @ 5:00 p.m., locations to be determined.

VI. Adjournment – Meeting adjourned at 7:20 p.m.