HILL STREET ESTATES HOMEOWNER'S ASSOCIATION

Board Meeting: Thursday, April 23rd, 2026, at 5:00 P.M.

Location: 1918 Constitution Loop, Montrose, CO

I. Meeting called to order at 5:00 p.m.; Bruce Fosdike, President, Barbara Spear, Secretary, and Sean Cleary, Treasurer, present, along with homeowners Bob Tesch, Lorie Miller, Bud Hansen, and Herb McCloskey present. Introductions were completed; quorum met and established. Public comments opened, and Bud asked about the budget status. Bob also asked about the reserve account, followed by an explanation update from Sean for both questions.

II. The February, 1st Quarter 2026 Hill Street Estates meeting minutes were approved; moved for approval by Herb; 2nd by Bob, motion passed.

III. Financials – Sean presented an update on the financials. The accounts are all in balance and we appear to have only one delinquent annual dues and late fee due, for a total of $710.

IV. Old Business:

A. Fence Repair Project – Bruce reported the contractor Roy Gill cancelled his contract with us for the remainder of the post replacements. Bruce will seek other contractors for this project and will provide information and estimates at the next meeting.

B. Contracts – All contracts are up and running. Jose Garcia is the new landscaping contractor. Sean also is the new HOA contact for the snow removal contract with Liam, and Barbara is the new HOA contact for the Pest Away contract.

V. New Business:

a. Irrigation System - Bruce reported UVWUA is only giving us a 50% irrigation flow currently due to the multi state drought status this season. Discussion followed to encourage water conservation and possible ways to improve retention and save water.
b. Irrigation System Leak – The irrigation system was shut down after start-up for 4 hours due to a homeowner's broken main valve; it was repaired by the homeowner and the system re-charged. Bruce Fosdike was notified of a leak at 1821 Senate and upon investigation found a leaking air valve that will need to be replaced after fall shut-down.

VI. Adjournment – The next quarterly meeting will be on 8/13/2026 @ 5:00 p.m. and open to all homeowners per C.R.S. 38-33.3-308. Meeting adjourned at 6:28 p.m.