HILL STREET ESTATES HOMEOWNER'S ASSOCIATION

Board Meeting: Friday, August 14th, 2026, at 5:00 P.M.

Location: 1918 Constitution Loop, Montrose, CO

I. Meeting called to order at 5:04 p.m.; Bruce Fosdike, President, Barbara Spear, Secretary, and Sean Cleary, Treasurer, present, along with homeowner Cheryl Robacker present. Quorum met and established. Public comments opened, and Cheryl asked about the status of the dead/dying trees in Congress Park.

II. The April, 2nd Quarter 2026 Hill Street Estates meeting minutes were approved; moved for approval by Bruce; 2nd by Sean, motion passed.

III. Financials – Sean presented an update on the financials. The accounts are all in balance and as of July 31st, the Operations account balance is $27,041.30 and the Reserve account balance is $17,15.24.

IV. Old Business:

A. Fence Repair Project – Bruce reported he is still looking for vendors for this project; discussion included will check with Leon regarding this, and that we may need to consider contacting an excavation vendor for this project.

B. Landscaping Progress – Jose Garcia, landscaping contractor is performing well, and Bruce will contact him to check the trees in the Congress Park for possible removal.

V. New Business:

a. Irrigation System Security - Bruce reported there has been several instances of unauthorized access to our pumps. Discussion followed and the suggestion was made to install weatherproof lock boxes for security. Sean moved to approve this; Bruce 2nd; motion passed.
b. Irrigation System Leak - Bruce reported the leak at 1821 Senate is not worsening and will be fixed after fall shut-down.
c. Automatic Contract Approval – Contract payment approvals are working well per Bruce.
d. Short Term Rental Policy/Previously Approved Amendments – Discussion followed that is was completed previously with Tina, and that Jay may still have documentation regarding this.
e. End of Year/Elections Process – Bruce would like to ask for HOA Board nominations and prepare ballots before the Annual Meeting in December.

VI. Adjournment – The next quarterly meeting will be on 10/28/2026 @ 5:00 p.m. and open to all homeowners per C.R.S. 38-33.3-308. Meeting adjourned at 6:26 p.m.