

Hillcrest Property Owners, Ltd.
Annual Meeting
October 19, 2019

The Annual Property Owners Annual Meeting was called to order by President, Mark Walters, at 12:00 noon. Twenty-six owners were in attendance. The meeting began with a potluck, following by the business meeting.

The minutes of the 2018 Annual Meeting were distributed. Rob Crane moved the minutes be approved as submitted. Mike Japhet seconded the motion, the motion passed.

Treasurers Report: The 2019 Budget and current financial condition report was distributed. After a few questions, it was noted there were 10 homeowners who had not paid dues for 2019. The annual dues will remain at \$30 per year. Tom Campbell moved the treasurers report be approved as submitted, Rob Crane seconded the motion, the motion carried.

Architectural Review Committee: Byron Kellogg reported the committee has been approached by new property owners and they are involved in approval of building plans.

NEW BUSINESS:

Recognition of homeowners: Bob Sieger was thanked for placing pavers around the mail boxes. This made access much easier than getting across the rocks that had been there. Bob has been seen trimming shrubs and generally doing some upkeep of the common areas. Mark Walters requested the HOA purchase a gift card for the Siegers, in recognition of their ongoing maintenance of the neighborhood when they note something that needs attention.

Hildreth (Coop) Cooper was thanked for obtaining a "Slow Down" sign and a "Pick Up After Your Dog" sign. Coop has also contacted the City to have a flashing speed sign placed in the neighborhood on a rotating basis. Tom Campbell mentioned he has asked for this previously to no avail.

Eagles Nest Condos: Ken Leavitt, a homeowner in Eagles Nest, talked with the group about the property owned by the Condo Association that is between the condos and the City Park. This area is approximately 1/3 acre. They would like to sell off this parcel, which would become part of the Hillcrest POA. Mark Williams, the City Planner, will need the Hillcrest POA (hereafter referred to as POA) to approve this sale. There were talks of the parcel becoming a duplex approved lot. Jim Fiala asked how the idea came about. Mr. Leavitt commented the parcel sale would allow the condo association to collect the funds from the sale and use those funds to make updates and repairs to the condos. It is estimated the lot could sell for as much as \$300,000. Rob Crane mentioned the Hillcrest Estates Subdivision does not allow ADUs and whoever purchases the lot should be aware of that. Mike Japhet wanted to make the group aware that the Architectural Review Committee would need to approve plans for a single home or duplex. Discussion ensued about using the parcel to expand the current city park. If the City of Durango could purchase the land, they would need to pay fair market value. Adding this lot into the Hillcrest subdivision would require the approval of a plat from the Hillcrest POA. The POA covenants may require a 90% approval from the property owners in order to make changes to the subdivision. It was suggested a representative from the POA and Eagles Nest Condos meet with Kathy Metz and Kevin Hall as a conversation starting point. After much discussion, Byron Kellogg moved that we approach the City of Durango with our preference of the following: Our first choice for the use of this area would be as an addition to the Hillcrest City

Park. The second option would be to approve this lot for a single-family dwelling. Rob Crane seconded the motion, the motion passed. The board requested a meeting with John Wells to hear more specific details on the plans for the lot and options that may be available for the property.

Hildreth Cooper asked about the trees in the subdivision that are either dead or dying. He would like to know if the homeowner could be required to replace the tree(s). The street side trees actually belong to the City of Durango, but it is up to the homeowner to maintain them. The same goes for sidewalks. The City of Durango will do a 50/50 shared program to replace trees and sidewalks. It does take some time on the "list" for the program and the budget runs out quickly each year.

Tiffany Mapel remarked about the shrubs alongside the sidewalks that are invading the walking area. She would like to trim these as needed, there were no objections from the group. Glennie Ritchey also mentioned low hanging tree branches that are hazardous to walkers. It was noted there are a number of Russian Olive trees that should be taken down as they are on the noxious plant list. Homeowners should abide by the approved plant list provided by the City of Durango when planting new shrubs and trees.

Residents were reminded about no overnight street parking, keep sidewalks clear of snow immediately after a snowfall, do not put items on the street with "Free" signs, never feed deer or other wild animals, move summer "toys" into storage and just be aware of how your property and actions might affect your neighbors and the entire subdivision.

Tom Crowley discussed the Hillcrest Estates entry sign. Most of the group felt the sign was fine to keep, it just needs a little update with paint and some solar lighting. It was mentioned the sign cannot be seen in the dark and this would give emphasis to our great neighborhood. Nancy Andrews will research lighting options and Tiffany Mapel offered to help paint the sign. There was no definitive decision on new colors, but everyone seemed to like the circle, representing the sun. More to come on the plans for the sign.

UNFINISHED BUSINESS: None

Elections of Officers: It was noted Emily Ter Maat's term is up, but she is willing to stay for the next 12 months in order to train someone in her duties. Rob Crane moved John Ritter and Hildreth Cooper be nominated to the Board of Directors for a 3-year term each. Ginny Brown seconded the motion and the motion passed.

With no other business at hand, Rob Crane moved the meeting be adjourned. Karen Crane seconded the motion, the motion carried.

Respectfully Submitted,

Mark Walters

Emily Ter Maat