

Hillcrest Property Owners, Ltd.
Annual Meeting
October 17, 2020

The Annual Property Owners Annual Meeting was called to order by President, Mark Walters, at 10:30 a.m. at the Hillcrest View Park. Twenty-three owners were in attendance.

The minutes of the 2019 Annual Meeting were distributed. Mike Japhet moved the minutes be approved as submitted. Nancy Andrews seconded the motion and the motion carried.

Treasurer's Report: The 2020 Budget and current financial condition as of 10/14/20 was distributed. It was noted there were only four homeowners we had not paid dues in 2020. The budget did not reflect annual meeting expenses of about \$60, as well as any expenses for snow removal. There will still be additional landscaping expenses, also. Tom Campbell moved the Treasurer's Report be approved, Nancy Andrews seconded the motion and the motion carried. The next annual meeting is scheduled for May 2021.

Recap of 2020 board meetings: Mark Walters reported the board met a few times and have generated some new ideas for the future. These will be discussed later.

Entry sign and common areas: Walters reported on the survey regarding the entry sign. More homeowners were interested in keeping the current sign rather than replacing it. The consensus was to do some maintenance on the sign by painting and illuminating it. A. J. Williams estimated he could repair and refurbish the sign in approximately one day, which would be about \$320 in labor plus the materials. Nancy Andrews offered to research options for solar lighting, since there is no power available near the sign. Mike Japhet moved we do maintenance on the existing sign and install solar lighting. Colleen Lundberg seconded the motion, the motion carried. The group agreed to hire A. J. Williams to do the work. Many of the homeowners offered to assist him with painting, if necessary. Bob Sieger had contacted Down to Earth Landscaping for a bid regarding the common areas that the association maintains. He presented this bid at a recent board meeting. The scope of work would remove existing plants and rocks from the area around the entry sign and the triangle area at the entrance to the subdivision. These areas would be replaced using xeriscape plants, including native grasses. Rocks would be replaced also to help with weed control. The common area along the south side of Hillcrest Drive up to the first house would also have xeriscape plants and rocks. The bid for this work was approximately \$5,500. The group discussed this bid and felt the cost was prohibitive. Many of the group volunteered to help with this project in the spring rather than hiring a landscaper to do the work. Lance Hamlin suggested the board allocate funds in the 2021 budget to fund this project. Rob Crane suggested the excess funds in savings of \$13,000 be kept at that level until the board determines what other community projects will be needed. The board will report to the owners at the May meeting.

There was a discussion about asking the City of Durango to consider a hard surface walking trail along Goeglein Gulch from the Hillcrest subdivision to the Skyridge subdivision. Currently there is a small path along the road which is dangerous for walkers. Kelly Ritter thought the City had some plans for this project.

Mark Walters, in the absence of Greg Phillips, discussed the new website. Greg has created a new Hillcrest website that will be multi-functional. The vision for the website is to provide communication among the community, post bylaws and covenants, provide a preferred provider network and automate processes, such as payment of POA dues. There will be more details about this at the next annual meeting in May 2021.

Trees – Replacement and Maintenance: Hildreth Cooper discussed the aging trees in the neighborhood. He noted there were 24 stumps where trees had been removed and not replaced. There are 16 City trees that have been cut down or scheduled to be removed during 2020. There was considerable discussion about replacing trees in order to keep the integrity of the community. All agreed it is important to keep our trees healthy and in abundance, something that defines our subdivision. Rob Crane recommended the board create a budget line item for overall maintenance, including trees, sidewalks and the Hillcrest Park. There may be other areas of concern that could be included in this budget item. The board agreed this will be put on the 2021 budget.

Landscape Committee: Kelly Ritter discussed an idea for the creation of a landscape committee. She envisions the role of this committee to be a resource to homeowners. The committee's role could be to organize volunteers to help with projects, such as maintenance of the entry, helping homeowners with shrub or tree maintenance, note sidewalks that need repaired or replaced or just making all owners aware of things that need attention. It was noted that trees in the strip between the street and sidewalk are the responsibility of the homeowner, even though those trees are the property of the City. The City "share" program is available to homeowners where the homeowner pays half of the cost of the tree and the City pays the other half and plants the tree. Tom Campbell reported there is a wait list for the program. The average cost to the homeowner is \$175 - \$250. The homeowner is required to provide water and get the tree established. The sidewalks are also the homeowner's responsibility to maintain and replace, if needed. A. J. Williams can also do concrete work and would be willing to help homeowners, if needed. Rob Crane moved a Landscape Committee be formed, Liz Ruggles seconded the motion, the motion carried. The following volunteered to serve on this committee: Hildreth Cooper, Liz Ruggles, Kelly Ritter and Lori Walters. Lori wanted to remind everyone to water trees if the weather continues to be dry and the winter lacks snowfall. Mary Sieger notified the board she had been working with Cathy Metz of the City on the replacement of the playground equipment. The City has replacement scheduled for 2021. Kelly Ritter thought the committee could continue working with the City on recommendations for the type of equipment we would like to have in our park.

Mike Japhet reported he had made a summary of the bylaws and covenants. He will be glad to share there with anyone who would like to review them and make comments.

Welcome Committee: Mike Japhet asked if new homeowners were receiving the "welcome" basket since Marilyn Fiala has not been involved in providing this program for a while. No one has taken over this task since Marilyn. Everyone thought this was a good idea. No one volunteered to organize this project.

City Codes and Ordinances: Coop wanted to remind everyone of the 25 MPH speed limit. A discussion about unleashed dogs ensued. It was noted dogs should always be on a leash. Owners are encouraged to always clean up after their pet. Martha Iverson reported that she has lived in this neighborhood since 1992 and feels the dog problem continues to escalate. Kelly Ritter has lived in Skyridge previously to moving here and thinks many of the dogs running around the neighborhood come up from Skyridge. She said you can call Animal Protection and they respond within an hour. However, if the dog is no longer on your property they cannot enforce the leash law. She said if they take a picture of the dog on our property and know where the dog lives, Animal Protection will speak with the owner of the dog. Most agreed there are excessive loose dogs which creates a potential hazard for small children and adults, along with waste. It was noted there was a large amount of dog waste in the park today. Thanks to Coop for picking it up.

Dues: Colleen Lundberg suggested the annual POA dues remain at \$50 for 2021, to be billed in January. She suggested the dues could be revised at the May 2021 meeting depending on how the board allots funding for tree maintenance, landscape committee funds and any other issues that may be deemed necessary.

Mark Walters reported there are three positions expiring this year: Mark Walters, Tiffany Mapel and Emily Ter Maat. It is the board's recommendation Walters and Mapel's terms be extended until the May 2021 meeting. Emily Ter Maat is resigning her position by December 1st. It was proposed the vacancies be filled at the May 2021, therefore, there will be no election of directors at this meeting.

Mark Walters reported the board has hired Kelly Ritter as the financial officer at the cost of \$50/month. This position will take care of the "bookkeeping" duties. She will report to the Secretary/Treasurer on the board, who will in turn, report to the board. Ms. Ritter will not be a member of the Board of Directors. The directors will need to appoint a new Secretary/Treasurer to replace Emily Ter Maat.

Other items for discussion: There were no other items presented for discussion.

With no other business at hand, Liz Ruggles moved the meeting be adjourned, this was seconded by Hildred Cooper. The meeting adjourned at 11:56 a.m.

Respectfully Submitted,

Mark Walters, President

Emily Ter Maat, Secretary/Treasurer