

Hillcrest Property Owners, Ltd.

Annual Meeting

September 28, 2025

The meeting was called to order by President, John Ritter at 4:00pm. with eleven (11) homeowners in attendance.

The minutes from the 2024 Annual Meeting were presented in written form and distributed to everyone present. Nancy Andrews moved the minutes be approved as submitted, Tiffany Mapel seconded the motion, the motion carried.

The Treasurer's Report was provided. It was noted that 18 members have not yet paid dues for 2024 and 41 for 2025. Nancy Andrews volunteered to comb county records for updated mailing records for past due members and send past due billing.

Architectural Review Committee: No updates

Open Board Positions:

The volunteer board is seeking members to fill vacancies for President, Secretary, Landscape. Mary G. has volunteers to be secretary.

Discussion on Landscape committee position needs a job description and should include the previous tree inventory management and updates, reaching out to city arborist for request in tree maintenance, landscape to sidewalk encroachment. Discussion on a good neighbor clause to encourage door knocking and discussion of any landscape overhang on sidewalks with homeowners prior to any committee-based landscaping.

Party planning:

John Ritter presented that community events are going very well and we should continue them. Asked if a volunteer would like to head another party for next summer, Liz Ruggles volunteered.

Hillcrest Trails and Sidewalks:

John Ritter Reported on meetings in 2025 with mayor and city contact regarding trails within Hillcrest.

City owns land between Lewis Mountain and Hillcrest as well as private owners. Private owners have been paying for landscaping and asked HOA to take over duties and expenses of trail. Proposed this task of managing landscaping and coordinating volunteer for maintenance/mowing be added to New Landscape committee member job description.

Train connecting Hillcrest to Jenkins Park. John Ritter as well as Mike Japhet have contacted the city to ask for trail upgrades and maintenance to ensure a safe pathway. Propose that a letter from Hillcrest POA should be written to city to apply pressure to city to address trail from Hillcrest to Jenkins Park and to include safety concerns. Mike J, motioned, Liz R 2nds. Passed.

5:05pm John Ritter Proposed expanding dues requirements to Eagles Nest and all residents within Hillcrest Estates Subdivisions. Nancy A. motioned to approve, Liz R. 2nd. Vote was passed unanimously by all present members. Dues will remain at \$50.00 for 2026.

5:15pm

John R. reported on property split on 1396 Geoglein Drive. Plated as a multifamily development means it is allowed to be subdivided, previous owner claimed to be not within Hillcrest although the homeowner did not submit to county for split. Property is still within Hillcrest POA. New owners Silverpick Construction have meeting with Architectural Review Committee for planning for single family dwelling with ADU.

Discussion on ADU rules for city of Durango and Hillcrest. A review of the covenant rules and city rules. Current Hillcrest Convents do not restrict ADU units, only short-term rentals.

John R states that issues like these show that Hillcrest covenants should consider a rewrite. John R. Consulted with Lawyer Lindsey Nicholson and estimated rewriting would cost apx. \$10,000. Members discussed. No planned proposed.

Meeting Adjourned 5:30pm

Respectfully Submitted,

John Ritter

Kelly Ritter

John Ritter, President

Kelly Ritter, temporary Secretary