

# Notice for Board of Directors Meeting

May 12<sup>nd</sup>, 2026

8:00 AM MT

Hitching Post will be having a **General Membership Meeting** on May 12<sup>th</sup>, 2026.

The meeting will be held via ZOOM. If any members of have any questions, please contact Jacob Dewey at [Jacob@millcreekmgmt.co](mailto:Jacob@millcreekmgmt.co) or call 719-551-9222 prior to the meeting.

Notice, April 2<sup>nd</sup>, 2026

---

Jacob Dewey- Property Manager

**Mill Creek Management is inviting you to a Zoom Meeting**

Topic: Hitching Post GM Meeting

Time: May 12, 2026 08:00 AM Mountain Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/94521904316?pwd=o4IyBm5ixgsQL46oEMxhTz0KRUVOrW.1>

Meeting ID: 945 2190 4316

Passcode: 14880

# Meeting Agenda

May 12<sup>th</sup>, 2026

8:00 AM MT

- Call to Order
- Financial Report
- Capital Project Discussion
- Open Forum
- Adjournment

Hitching Post Condominiums Association	
Actuals	
10/1/2024 - 09/30/2025	
Account Name	Selected Period
<b>Operating Income &amp; Expense</b>	
<b>Income</b>	
<b>DUES AND ASSESSMENTS</b>	
Dues Income	41,158.20
Reserve Income	
<b>Total DUES AND ASSESSMENTS</b>	<b>41,158.20</b>
<b>Other Income</b>	
Interest Income	2.53
Miscellaneous	58,781.27
<b>Total Other Income</b>	<b>58,783.80</b>
<b>Total Operating Income</b>	<b>99,942.00</b>
<b>Expense</b>	
<b>ADMIN/OFFICE</b>	
General Admin: Filing Fees, Postage, Copies	150.00
Accounting	880.00
Management Fees	4,960.00
Legal Expense	140.88
Bank Service Charges	35.00
Insurance Expense	16,584.51
<b>Total ADMIN/OFFICE</b>	<b>22,760.39</b>
<b>BUILDING MAINTENANCE &amp; REPAIRS</b>	
Building Maintenance and Repairs - Crested Yeti	112.50
<b>Total BUILDING MAINTENANCE &amp; REPAIRS</b>	<b>112.50</b>
<b>GROUNDS MAINTENANCE &amp; REPAIRS</b>	
Grounds Maintenance & Repairs - Crested Yeti	260.00
Grounds Maintenance & Repairs - Contract	977.50
Materials & Supplies	158.50
<b>Total GROUNDS MAINTENANCE &amp; REPAIRS</b>	<b>1,396.00</b>
<b>SNOW REMOVAL</b>	
Snow Removal - Plow	937.25
Snow Removal - Roof	2,659.38
Snow Removal - Shovel	190.97
<b>Total SNOW REMOVAL</b>	<b>3,787.60</b>
<b>UTILITIES</b>	
Trash/Recycle	1,786.45
Water/Sewer	6,729.35
<b>Total UTILITIES</b>	<b>8,515.80</b>
<b>Total Operating Expense</b>	<b>38,583.19</b>
<b>NOI - Net Operating Income</b>	
Total Income	99,942.00
Total Expense	38,583.19
<b>Net Income</b>	<b>63,358.81</b>

Hitching Post Condominiums Association			
Actuals			
10/1/2024 - 09/30/2025			
Account Name	Selected Period		
<b>Operating Income &amp; Expense</b>			
<b>Income</b>			
<b>DUES AND ASSESSMENTS</b>			
Dues Income	\$ 36,200.00		
Reserve Income	\$ 3,600.00		
<b>Total DUES AND ASSESSMENTS</b>	<b>\$ 39,800.00</b>		
<b>Other Income</b>			
Interest Income	\$ -		
Capital Improvement	\$100,000.00		
<b>Total Other Income</b>	<b>\$100,000.00</b>		
<b>Total Operating Income</b>	<b>\$139,800.00</b>		
<b>Expense</b>			
<b>ADMIN/OFFICE</b>			
General Admin: Filing Fees, Postage, Copies	\$ 150.00	\$ -	0.00%
Accounting	\$ 500.00	\$ (380.00)	-43.18%
Management Fees	\$ 5,040.00	\$ 60.00	1.20%
Legal Expense	\$ 800.00	\$ 659.12	467.86%
Bank Service Charges	\$ -	\$ (35.00)	-100.00%
Insurance Expense	\$ 16,285.00	\$ (1,299.51)	-7.83%
<b>Total ADMIN/OFFICE</b>	<b>\$ 21,785.00</b>	<b>\$ (995.39)</b>	<b>-4.37%</b>
<b>BUILDING MAINTENANCE &amp; REPAIRS</b>			
Building Maintenance and Repairs - Mill Creek	\$ 150.00	\$ 37.50	33.33%
<b>Total BUILDING MAINTENANCE &amp; REPAIRS</b>	<b>\$ 150.00</b>	<b>\$ 37.50</b>	<b>33.33%</b>
<b>GROUNDS MAINTENANCE &amp; REPAIRS</b>			
Grounds Maintenance & Repairs - Mill Creek	\$ 250.00	\$ (10.00)	-3.85%
Grounds Maintenance & Repairs - Contract	\$ 1,000.00	\$ 22.50	2.30%
Materials & Supplies	\$ 150.00	\$ (8.90)	-5.60%
<b>Total GROUNDS MAINTENANCE &amp; REPAIRS</b>	<b>\$ 1,400.00</b>	<b>\$ 3.60</b>	<b>0.26%</b>
<b>SNOW REMOVAL</b>			
Snow Removal - Plow	\$ 1,000.00	\$ 62.75	6.70%
Snow Removal - Roof	\$ 2,700.00	\$ 96.62	3.41%
Snow Removal - Shovel	\$ 200.00	\$ 0.03	4.73%
<b>Total SNOW REMOVAL</b>	<b>\$ 3,900.00</b>	<b>\$ 162.40</b>	<b>4.29%</b>
<b>UTILITIES</b>			
Trash/Recycle	\$ 1,854.77	\$ 88.32	5.00%
Water/Sewer	\$ 7,076.84	\$ 336.99	5.00%
<b>Total UTILITIES</b>	<b>\$ 8,931.62</b>	<b>\$ 425.32</b>	<b>5.00%</b>
<b>Capital Improvement</b>	\$100,000.00		
<b>Total Operating Expense</b>	<b>\$138,985.62</b>	<b>\$ 99,483.43</b>	<b>271.94%</b>
Reserve Income	\$ 3,600.00	\$ 3,600.00	
<b>NOI - Net Operating Income</b>	<b>\$ 133.39</b>	<b>\$ 133.39</b>	
Total Income	\$139,800.00	\$ 39,858.00	39.88%
Total Expense	\$139,666.62	\$103,083.43	281.78%
<b>Net Income</b>	<b>\$ 133.39</b>		

Dues	
	Old
Operating	\$ 520.00
Reserve	
<b>Total</b>	<b>\$ 620.00</b>
	New
Operating	\$ 502.78
Reserve	\$ 65.00
<b>Total</b>	<b>\$ 567.78</b>

Hitching Post Condominiums	
Rolling Project Financial Break Down	
Total Dues By Unit	
Unit 1	\$ 14,285.71
Unit 2	\$ 14,285.71
Unit 3	\$ 14,285.71
Unit 4	\$ 14,285.71
Unit 5	\$ 14,285.71
Unit 6	\$ 28,571.43
<b>Total To Collect</b>	<b>\$ 100,000.00</b>

---

## BID BY JOHN T WHITLEY



### BID

970-901-1119

[JohnTomasWhitley@gmail.com](mailto:JohnTomasWhitley@gmail.com)

808 Sunny Slope Drive  
Gunnison Colorado

Thank you for the opportunity to bid the new siding installation at Hitching Post Condos North and West sides. This bid includes the removal of existing the siding, the repairing and prep work of the existing sheathing, then installation of new Tyvek house wrap, then installing the new siding, soffit, fascia and trim, and then finishing of any remaining details, such as outlets or hose bibs, and lastly, clean up and disposal of all associated debris.

The products quoted in this bid are fire rated cedar lap siding, which will be primed the painted with Sherwin Williams Duration paint.

This project will take 1-2 weeks to complete with the lead time of eight weeks on the siding. If you decide you would like to proceed with this quote, we will have a meeting and discuss ordering materials, timeline, pay schedule and staging areas for the materials, and staging during the project. A rendering of this project can be commissioned per you request.

John Whitley Construction looks forward to residing your condominiums. We have done HOA residing projects in the past and have the experience, integrity, and determination to get yours done. We look forward to hearing from you!

\* This Quote is to supplement a previous quote which included deck building and a 36" metal wainscot as well

Description	Quantity	Unit Price	Cost
Labor (hours)	320	\$75	\$24000
Materials (Siding, trim, underlay-ment (Tyvek), hardware)	1	\$19500	\$19500
Disposal	1	\$1000	\$1000
		Total	\$44500

---

# JOHN WHITLEY CONSTRUCTION

## ESTIMATE

970-901-1119

Johntomaswhitley@gmail.com

808 Sunny Slope Drive  
Gunnison Colorado  
81230

Here is the quote for proposed work at the Hitching Post condos. This quote includes pricing for the addition of a metal wainscot on the north wall, new ground level porches and new second level porches, as described in the provided plans. This quote includes all demolition/preparation, installation and disposal associated with the new construction. Included in the plans are two second floor porch options, I have labeled one Nico deck and the other larger deck. This will require a town of CB building permit which I (John Whitley) will apply for. Any permitting costs will be forwarded to the board. Anticipated permit cost is around \$500. The entire project will take two to three weeks to complete and can be scheduled at your convenience. We look forward to working on the Hitching Post.

Description	Quantity	Unit Price	Cost
Front porches material	1	\$5,750.00	\$5,750.00
Front porches labor (hours)	100	\$75.00	\$7,500.00
Metal wainscot material	1	\$2,500.00	\$2,500.00
Metal wainscot labor	40	\$75.00	\$3,000.00
Mico-Decks material	1	\$2,500.00	\$2,500.00
Micro-Decks labor	140	\$75.00	\$10,500.00
Larger decks materials	1	\$4,750.00	\$4,750.00
Larger decks labor	200	\$75.00	\$15,000.00
Total with micro-decks			\$31,750.00
Total with larger decks			\$38,500.00