

Hillsboro Condominium Owners Association, Inc.
Board of Directors Meeting Minutes
February 21, 2017

Ulrich called the meeting to order at 3:29 p.m. Those present were:

Ulrich Schwartz	President
Larry Groggel	Vice President
Dennis Clancy	Secretary
Deb Gabour	Treasurer
Darren Burns	Property Manager
Chris Schade	Property Manager
Shalah Zimmerman	Managers' Assistant
Chad Holladay	Holladay Grace Roofing

SENATE BILL 100/89 HOMEOWNER DISCUSSION: Ulrich requested a round of applause for Mimi Ogden since she is taking care of the plants in the clubhouse on a continued basis. A large and aggressive dog brown short haired dog was reported at 3927-102. Joanna Vengard reported issues with a light fixture falling and breaking in her home and chose to take down her remaining fixtures and was injured when she fell off her ladder. Chad Holladay addressed the issue and offered to pay for her broken glass fixture. Chad apologized for a lapse in providing advanced notices and for one weekend where the crews came on site without authority. He will also do another cleanup sweep for nails and trash. There was one report of the leaf blowers pushing dirt and leaves into the patio and Darren asked owners to report the issues like this immediately to his office. The owner of 3748-103 requested the heavily pruned juniper be removed from in front of her home. A larger scale juniper removal walk through will be conducted.

There was discussion on the gate code and poor communications distributing the code and Darren apologized for the oversight. Roberta, 3912-202, 659-8983 discussed a leak from November that needed to be followed up and it was forwarded to Chad. There was also discussion on the hard surface flooring products in 2nd story units and the Board requested Darren get a legal opinion on Section 7.14 of the Declaration of Covenants to determine whether or not there is room for the ACC to grant approvals without an amendment.

MINUTES: Larry made a motion to approve the January 2017 Board minutes as submitted and the motion carried unanimously.

MANAGER'S REPORT: The January Financials, Collections Report, Work Order Summary and Covenant Violation Reports were reviewed. Darren presented the renewal figures from Farmers' Insurance and the policy was approved unanimously for renewal on a motion from Dennis. Deb mentioned the perimeter area on the new fence by 3992 where a drainage area dip allowed ingress underneath and one along Peterson. Dave Law will be contacted for status.

PRESIDENT'S REPORT: Ulrich requested assistance with accessing the website and a status on the revised reserve study. Ulrich requested the removal of three dead shrubs under the tree at 4007, around the garage at 3705 and partially around 3944. Shrubs adjacent to the fence and the walk of the fence and sprinklers need to be done ASAP. Ulrich and Deb will contact Anthony. There was discussion of the timeline for window reimbursements.

CONTINUING BUSINESS: Larry reported on the replacement cost for the hail damaged pool furniture and estimated it to be \$7500. Darren will request a supplemental from the insurance company and Larry will send him a link to show the insurance company.

NEW BUSINESS: Darren will contact Bob Hellman from Springs Security and ask that he handle the monitoring and cameras. Dennis made a motion to approve the Mountain High plant health care bid without the pruning option and the motion carried unanimously.

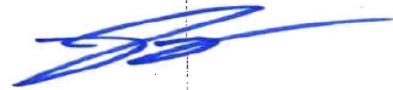
Future Agenda Items: Asphalt condition.

Newsletter items: Deb will forward some topics.

There being no further business, the meeting was adjourned at 5:00 p.m. The next regular Board meeting is set for March 21, 2017 at 3:30 p.m. at the clubhouse.



Dennis Clancy
Secretary



Darren H. Burns
Property Manager