

Hillsboro Condominium Owners Association, Inc.
Board of Directors Meeting Minutes
January 17, 2017

Ulrich called the meeting to order at 3:30 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
Chad Holladay	Holladay Grace Roofing

SENATE BILL 100/89 HOMEOWNER DISCUSSION: Mimi discussed a flat tire from what she thought was a roofing nail. The nails were from the wind storm so owners were recommended to check with their road hazard warranty. The temperature in the workout room is very high when the rest of the clubhouse is temperate due to poor placement of the thermostat. Deb spoke with Olson Plumbing about it and Z&R will get a proposal for relocation of the thermostat.

MINUTES: Larry made a motion to approve the October 2016 Budget and Board minutes as submitted and the motion carried unanimously.

MANAGER'S REPORT: The October – December Financials, Collections Report, Work Order Summary and Covenant Violation Reports were reviewed.

PRESIDENT'S REPORT: Ulrich had contract questions that were deferred to Continuing Business.

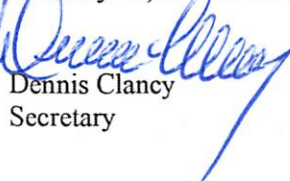
CONTINUING BUSINESS: Chad Holladay presented a status on the ongoing hail claim in addition to the recent wind damage. 15 buildings completed to date with 15 more to go along with the garages. He hopes to add another crew to be completed in 2 ½ weeks on the roofs. The gutters will be the next portion of the project. That may be on hold pending the weather and the paint. Deb reported there will be some color changes on the gutters, to match as closely as possible to the lighter tan. This is to be able to use the manufacturer's preset color for a much longer life and durable product. The carports are also awaiting warmer weather with a potential start date of between 30-60 days. Chad instructed any Owners with flat tires as a result of roofing nails to send him the pictures of the nail in the tire and the receipt and he will reimburse them.

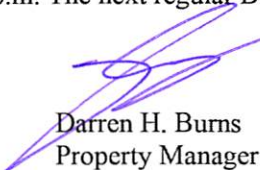
NEW BUSINESS: Larry discussed the damaged pool furniture and the approx. 30 pieces of damaged furniture. Darren requested Larry price it out for submission to the insurance. A walk through of the new fencing will be scheduled with Law fence and Greener Grass will be invited in order to measure for installing the 24" rock border with edging to protect the fence from lawn equipment.

Future Agenda Items: Hardwood/laminate/tile flooring in upper units. Darren will check on status of full prune project by Mountain High Tree Service.

Newsletter items: Cars with extremely loud exhaust or stereos; turn it down or roll up your windows. If you know where these vehicles reside, notify address to Z&R. Don't push the gate with your car! Please leave your porch light switch on full time! Pets and poop and parking, project update for paint and gutters, carports. If you see trash and debris, don't wait! Please help! If you have flat tires from roofing tires, contact Holladay Grace.

There being no further business, the meeting was adjourned at 4:40 p.m. The next regular Board meeting is set for February 21, 2017 at 3:30 p.m. at the clubhouse.


Dennis Clancy
Secretary


Darren H. Burns
Property Manager

Hillsboro Condominiums Owners Association Board of Directors Meeting

Tuesday, February 21, 2017
3:30 p.m.
Clubhouse

BOARD ATTENDANCE:

Ulrich Schwartz

Larry Groggel

Debora Gabour

Dennis Clancy

Vacant

Agenda

Call to Order:

- I. HOMEOWNER DISCUSSION ✓
– Senate Bill 100/89 allows for owners present to discuss items on this Agenda prior to the Board conducting its' business.
- II. Approval of Previous Meeting's Minutes Page 1
- III. Manager's Report
 - a. Previous Month's Financials Pages 2 - 8
 - b. Collections Report Pages 9 - 10
 - c. Work Order Summary Pages 11 - 14
 - d. CCR Violation Report Page 15
 - e. January Action Items Page 16
 - f. Hail Storm – Repairs Update- Roofs are complete
Painting- Buildings 3975,3716,3732, & 3748 are complete. 5th Building to be inspected Tuesday 2/21/17
Gutters – Estimated Mid-March
- IV. President's Report
 - a. Shrub Removal at 4007, 3705, 3944 partial ✓
 - b. Large tree in front of 3896 *Remove!!*
- V. Continuing Business
- VI. New Business
 - a. Mountain High Tree and Shrub Proposal *-NO \$2k* Pages 17 - 18
 - b. Law Fence Pedestrian Gate → Page 19
- VII. Future Agenda Items:
- VIII. Adjournment

Next Board Meeting: March 21, 2017 3:30 p.m.