

Hillsboro Condominium Owners Association, Inc.  
Board of Directors Meeting Minutes  
June 20, 2017

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Ulrich called the meeting to order at 3:32 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

**SENATE BILL 100/89 HOMEOWNER DISCUSSION:** There was a question on the insulation wraps for AC lines, 3992-202 reported dog issues: 3847 is reported to have a large dog and 3731-103 oversized dog and beware of dog 3731-203, large white dog, 3928-104 has a large white dog as well. 3992-104 has an antennae on the patio that was taken down and put back up. A number of units have torn screens. The Association will need to do a run through and catalogue bad screens and get them replaced. Chris will send out a list of current units with window problems and Z&R will do a full screen review for replacing torn screens. 3912-201 was reported as having a bird feeder on the balcony and 3748-203 also has a bird feeder on the balcony. The Owner from 3780-202 reported on an incident from Memorial Day weekend and asked about the use of the cameras. More pool issues were discussed.

**MINUTES:** Larry made a motion to approve the April 2017 Board minutes as amended and the motion carried unanimously.

**MANAGER'S REPORT:** The May Financials, Collections Report CCR Summary and Work Order Summary Reports were reviewed. Landscaping improvements? Paint and gutters? A-1 Concrete Leveling? Deb asked about the status of updating the bark in certain Islands which are showing plastic and was informed by Greener Grass they were not in the current contract (like the entrance islands and flower beds). Z&R will issue a work order for the remaining islands and ask it be included in the 2018 contract. Chris provided a walk through on the painting status and gutter completion. Debbie discussed the paint not being completed on the chimney walls, no caulking around windows, no power washing and they are stopping on the porch areas and not doing 2 coats of wet and dry. Deb claims that no power washing is being done. Bart will be referenced to return and take a look. Deb also reported that a gutter was installed over an unpainted fascia Board. Specifically on her building but possibly on others. Bart is also reported to not have been putting up new notices on buildings. A new walk will be done per building for discrepancy issues.

Chris reported on the bid from A-1 Concrete Leveling and Deb and Owners added in a few areas. Darren recommended a NTE figure of \$6500 to catch extra areas and Larry made a motion to approve. The motion carried unanimously.

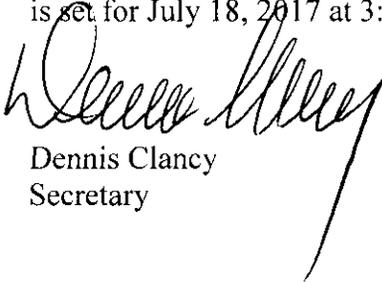
**PRESIDENT'S REPORT:** Ulrich and Shalah met with Fitness Systems at the clubhouse to review the workout room. The treadmills were reviewed and the recommendation was to allow the older treadmill, which is approx. 9 years old, to run until it dies rather than attempt a \$1,000 repair and then purchase a new one. The thermostat replacement and relocation is in process. 3747-203 reported as having new "tiles" in both bathroom floors. Z&R will send the Owner a letter. Deb reported 3764-201 as having been allowed hard surface flooring via an email vote.

CONTINUING BUSINESS: Chris is still working on asphalt bids for the summer to include damage from the water break.

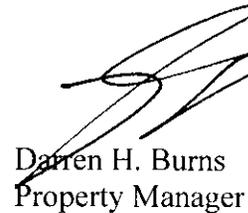
NEW BUSINESS: Larry requested qualifications and responsibilities for a new Board Member for the newsletter and Deb requested an update on raising the pines from the pruning contract and a street sweep. The Board approved a full street sweep with Alpine to be scheduled. The explanation for proper clearance of the lock and handle on the pedestrian gate will be included on the newsletter. Darren reported the front gate hinges have been greased but will need to be replaced shortly and a price is coming.

**Future Agenda Items: None.**

There being no further business, the meeting was adjourned at 4:37 p.m. The next regular Board meeting is set for July 18, 2017 at 3:30 p.m. at the clubhouse.



Dennis Clancy  
Secretary



Darren H. Burns  
Property Manager