

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

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

Larry Groggel	Vice President
Dennis Clancy	Secretary
Deb Gabour	Treasurer
Darren Burns	Property Manager
Chris Schade	Property Manager
Shalah Zimmerman	Managers' Assistant

Absent: Ulrich Schwartz President

SENATE BILL 100/89 HOMEOWNER DISCUSSION: 3780-202, The Owner requested the retaining wall be looked at outside his building as it is leaning. There were compliments on the new fence and a request for heavier dumbbells in the exercise room. Darren recommended possibly a variable weight adjustable Bowflex dumbbell and the matter was tabled. The Owner of 3976-201 came to speak about the flooring she wishes to install in her unit. A vinyl product in place of carpet. She left sampling for review and the Board will review and discuss. The new Owner at 3927-203 was welcomed and had some general questions.

MINUTES: Dennis made a motion to approve the February 2017 Board minutes as amended and the motion carried unanimously.

MANAGER'S REPORT: The February Financials, Collections Report, Work Order Summary and Covenant Violation Reports were reviewed. The reserves are being used to subsidize the insurance claim work while the SLA is collected and until the insurance company releases the depreciation to reimburse the reserves.

The bid from Greener Grass to install a rock border around all of the new metal fencing was reviewed. The goal is to protect the fence long term from mower and line trimmer damage. Dennis moved to approve the bid for \$57,120 and the motion carried unanimously.

Bids from Olson and Affordable Plumbing to relocate one thermostat in the clubhouse were reviewed. Both bids included a new wireless thermostat to be placed so as to better control the temperatures in the exercise room. Deb moved to approve the project not to exceed \$695 and Olson will be asked to resubmit an apples to apples bid to compare with Affordable.

PRESIDENT'S REPORT: Deb and Darren. 3896 - Large tree needing removal. Deb reported she met with Becky from Mtn. High and instructed her to remove the tree. Shalah will issue a work order to set the process in motion. There are also some pines that need to still be pruned up as part of the larger pruning project for late 2016. There is also a possibility of the need to continue pruning back trees for the cameras. Darren and Deb talked and will have Springs Security bid new cameras with better zoom capability. Asphalt condition. There was general discussion on larger cracks and repair options. Darren will check on the reserve study status.

CONTINUING BUSINESS: Shrub removals 4007, 3705, 3944 and partial work order status. Chris provided a status on the shrub removals and a work order has been issued to Greener Grass for removals. The gutters are estimated to be starting any day now and will be coordinated with Rafferty so that they can be pulled, trim checked for integrity, painted and primed and then gutters rehung.

NEW BUSINESS: The pool fence is still scheduled in mid-April so it can be tested for access, etc. prior to opening. Deb will work with Z&R on cleaning out the pool storage room and having Greener Grass haul away the old items. The Board held a general discussion about possible alternate flooring products for upstairs units and the LED pole light. The new LED light will be put back up for testing purposes.

Future Agenda Items: Greener Grass has requested an audience with the Board to provide a presentation. Larry also requested a volunteer for the vacant Board position and there were no volunteers.

There being no further business, the meeting was adjourned at 4:27 p.m. The next regular Board meeting is set for April 18, 2017 at 3:30 p.m. at the clubhouse.


Dennis Clancy
Secretary


Darren H. Burns
Property Manager