

HILLSBORO CONDOMINIUM OWNERS ASSOCIATION

General Membership Meeting Minutes



October 30, 2017



The General Membership meeting of the Hillsboro Condominium Owners Association, Inc. was held at the Stetson Hills Police Station. The meeting was called to order by Mr. Schwartz at 6:07 p.m. Present were:

Ulrich Schwartz	President
Larry Groggel	Vice President
Dennis Clancy	Secretary
Deb Gabour	Treasurer
Darren Burns	Property Manager
Chris Schade	Property Manager

DRAFT

Absent: Vacant

Director at Large

43 Homeowners were represented in person or by proxy, with 28 in person and 15 by proxy, for a total of 18.74% of the proportionate interests represented. A 33% quorum was not present.

Call to Order: Mr. Burns and Mr. Schade conducted roll call and certification of the proxies at the door. In lieu of a quorum, proof of notice was provided by the members present. The 2016 General Membership meeting minutes were reviewed and unanimously approved, as amended, on a motion from Mr. Theisen.

President's Report: Mr. Schwartz introduced the Board and Z&R and welcomed the new comers to the Community. Ulrich gave a 2017 summary of completed projects to include:

New roofs have been installed with a 15 year workmanship warranty, the painting was done on all buildings (again) and carports with a 10 year workmanship warranty. All new carport roofs and trim, all new security lights on the buildings (112 total). Owners were encouraged to leave their porch light switches on full time so the sensors control them from dusk till dawn. The police department advises that light is the #1 deterrent against crime.

Air conditioning pipes were given new insulation, air conditioners were repaired, Owners who replaced damaged windows were reimbursed, the new 6' perimeter fence was installed (along with a rock border to prevent trimming and mowing damage) and the pool fence was also replaced with a 6' steel fence and the pool season was good overall. Ulrich thanked Farmers' Insurance and Darren for their assistance in raising values in the community on the large claim.

Chimney caps are being replaced as part of normal reserve expenses, concrete raising/leveling was completed in a number of areas to prevent trip and falls for safety. Deb reported on doing a walk through with Ren from Z&R and the contractor to assure the work was completed correctly.

Mountain High Tree Service was engaged to do large scale pruning and to raise a number of pines throughout the Community. There are still a few minor touchups to be completed. There are normally site visits each month, but this year has seen many more than normal to do quality assurance on completed work.

For 2018, landscaping projects will be addressed to include removal of many of the large juniper bushes that are overgrown. The automatic gates are now 17 years old and the initial replacement estimate was \$45,000 - \$50,000. More estimates will be requested, there are dumpster doors that need repair or replacement and ½ the community will have the main sewer lines jetted out.

Community benches are being investigated, but the general consensus was not in favor of them. Tree trimming will also continue as will painting the grates over the sidewalks and the asphalt will be reviewed and repaired or replaced as necessary.

Deb provided the Owners present a tutorial on how to use the new keypads to open the pedestrian gates.

Ulrich discussed the dues levels compared to other communities and that Hillsboro, in 17 years, has had 6 years without dues increases. The one large increase was after the reserve study was first conducted.

Treasurer's Report: Darren gave a presentation of the current expenses through 09/2017 and the proposed budget for 2018 and also answered questions. The insurance proceeds have been overspent and were subsidized by reserves. This is because the insurance company will only pay 75% of the proceeds until such time the job is complete. After that point they will release the depreciation for a full payment and the reserves will be reimbursed. Current aged receivables through September were just \$16,354.99, but this number is inflated due to Special Loss Assessment payments.

The Association is under budget year to date by 4% but the reserves have only been funded 4.5 out of 9 months, year to date. The 2018 budget includes a 5% revenue increase for an average 5% assessment increase and an increase of 8.7% (\$2) on garages.

New Business: There were two Board positions up for election to 3-year terms. Mr. Schwartz was announced as the only volunteer who responded to the call for volunteers in the annual notice.

Darren opened the floor for any additional volunteers and Mr. Yancey Day volunteered. Nominations from the floor were closed. Mr. Theisen made a motion to "elect/appoint" both candidates for 3-year terms and the motion carried unanimously. An election could not be held, so the Board will fill the vacating positions by appointment.

Announcements: There was general discussion about the pool, the pool season, renters with large dogs and the dog policy. Covenant violations were discussed and reports must be in writing and the Police do not notify Z&R when they are called.

Adjournment: The meeting was adjourned at 7:24 p.m.

An organizational Board meeting was convened at 7:29 p.m. for the purpose of electing officers. Mr. Schwartz and Yancey Day were unanimously appointed for 3-year terms by Dennis, Deb and Larry. Officers were elected and Board term expirations are as follows:

		<u>Board Term Expires</u>
Ulrich Schwartz	President	2020
Larry Groggel	Vice President	2019
Dennis Clancy	Secretary	2018
Deb Gabour	Treasurer	2019
Yancey Day	Director at Large	2020

The meeting was adjourned at 7:31 p.m.

Dennis Clancy
Secretary

Darren H. Burns
Property Manager