

Hillsboro Condominium Owners Association, Inc.
Board of Directors Meeting Minutes
October 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

SENATE BILL 100/89 HOMEOWNER DISCUSSION: The Owners discussed property values rising and that Hillsboro is in demand. Joann Vengard reported that the back lights are out and the Board reported that it had opted to not repair the lights due to underground wiring damage and the repairs being cost prohibitive. There was general discussion on a solar light in the back area but the Board doubted the solar light would be bright enough for the area. 3780-203 was reported as having bad blinds and screens. She also asked about alternatives to satellite dishes and was recommended to try CenturyLink.

MINUTES: Larry moved to approve the September Board minutes and the Board's October Budget Meeting minutes as submitted and the motion carried unanimously.

MANAGER'S REPORT: Darren presented the finance report and answered questions. The Association is \$12,800 under budget but well behind in funding its reserves. The Collections Report, Site Visit Report, CCR Summary, and Work Order Summary were reviewed. Deb reported that 3912-103 had a mattress in the patio. Deb and Ulrich will track down the specific address of a garage that has had the door open for approx. 3 weeks. Darren will revisit searching for a new treadmill for the workout room. Chris will get an update on the carport project.

Chris notified the Board that Z&R, upon request, can lock the Showhorse gates open during snow storms. At the Peterson gate one stop sign needs to be added so that there are stop signs on Riviera preventing north and south bound traffic with a supplemental sign below each stop sign that says, "Incoming Gate Traffic Does Not Stop."

Chris requested guidance from the Board whether or not install snow staging areas during the winter to block off a few parking spaces for piling snow. Different sign ideas and locations were discussed. The CCR list seems dated and needs updated to close out items that have been finalized or pursue items that have not been finalized. The pool room vents need to be put up and a new lockbox on the pool pump room. Chris will check with security and the pool folks to see who left a lockbox on the pool pedestrian gate. Darren will follow up with Chad Holladay on the AC Unit insulation hoses and the carports.

PRESIDENT'S REPORT: Ulrich and Darren summarized upcoming funding challenges and while the Association's reserve funding position has improved, reserves still need to be funded more aggressively. Ulrich mentioned that over the last 17 years, there were 6 years without increases. The budget has a 5% revenue increase with the units going up \$10, \$10 and \$11 per month respectively. Dennis moved to approve the budget subject to ratification at the annual meeting and the motion carried unanimously.

CONTINUING BUSINESS: Chris asked the Board to respond to Ren's emails for the concrete leveling inspection. Chris will check with Anthony for a follow walk on his ongoing project.

Darren will follow up with Ken Sexton about a project list for 2018. Deb requested a copy of the invoice for the tree removal along with some other pines that she felt should have been raised between 3975 and garage 3705 by the old volleyball court. Chris handed out a service agreement for the clubhouse from Affordable Plumbing. The item was tabled for the Board Meeting after the annual meeting.

Deb is waiting to hear back from Springs Security on the arrival of the newly ordered cameras. Another trimming walk through will be needed in the spring where one of the trees to be trimmed will be the responsibility of 3847-103, where residents climbed the tree and damaged the branch.

NEW BUSINESS: Carport 23 in space #2 had a driver that blocked other drivers from their space to check their mail. Chris will find the Owner and draft a letter. Other violations and vehicles were discussed.

Dennis leaves at 5:07 p.m.

Chris presented a proposal from Rocky Mountain Concrete for covering the front porches with outdoor non-slip tile for \$950.00 each. The matter was tabled until January. Chris presented a repair bid from Fitness Systems that was tabled for more details. The new door numbers will be examined with clear backing and white reflective numbers.

Future Agenda Items: None.

There being no further business, the meeting was adjourned at 5:12 p.m. The next regular Board meeting is set for January 16, 2018 at 3:30 p.m. at the clubhouse. The annual meeting will be held October 30th at 6 p.m. at the Tutt Police Station.

Dennis Clancy
Secretary

Darren H. Burns
Property Manager