

Hillsboro Condominium Owners Association, Inc.
Board of Directors Meeting Minutes
September 19, 2017

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: 3912-101 reported that 201 still has the bird feeder and is experiencing a mouse problem. Deb requested a history from Z&R to see if any letters were sent. 3975-203 – needs a quart of trim paint to touch up around his new storm door. Chris forwarded to Bart for a quart of the protégé bronze to drop off. 3880-201 has installed hooks and planters on their balcony and it was also seen on a walk. Owner will be written a letter to remove and then charged for repairs when complete. A gap by the Peterson Gate allowing pedestrians to enter still needs to be sealed and there is a sidewalk chase rusted through that needs to be replaced. Chris will follow up on the previous work order.

MINUTES: Larry moved to approve the August minutes as submitted and the motion carried unanimously.

MANAGER'S REPORT: Darren presented the finance report and answered questions. Larry discussed the pool closing late and Deb asked that the pool closing date be added to the January 2018 agenda. Work order 3731-103, check on how stone was sealed after reattachment and check on possible foundation crack. Not all the chimney caps were replaced with the roofs as some are still holding up. They will be monitoring and replacing as needed.

PRESIDENT'S REPORT: Ulrich requested a request for community benches be tabled until the January meeting. Ulrich referred to an email from Deb where stair stringers were rusting through after being painted for six months. The areas will be stripped again, rust removed and a self-priming and rust inhibitor paint. Mtn. High Savatree will be out to prune tomorrow and the Board requested they mark every tree that has pruning done to show their work. A pre-prune walk through will be discussed at the January meeting. Darren was asked to follow up with Affordable to present an ongoing maintenance contract and to check the HVAC lines on the AC Units. Darren will also check the scope of work on whether or not all the AC vent pipes should have been replaced or only damaged ones from the hail.

Ulrich provided a deadline of September 25th for newsletter articles to be submitted to Shalah. There will be no Board Meeting for November or December. Ulrich made a comment that this has been a relatively trouble free pool season as a positive note to the meeting.

CONTINUING BUSINESS: The revised A1 proposal was presented after Deb and Ren and Eric did a 2.5 hour walk through to better specify what needs to be done. After the work is done, the three will do a QC walk prior to final payment. Larry moved to approve the 35 areas for \$8985.00 and the motion carried unanimously. Deb will walk and mark the outside sidewalks on the perimeter and Darren will add these as a change order.

Deb briefed the Board on where the cameras are focused at this time. Two of the rear cameras were damaged in the storm, so two of the new cameras can be zoomed and tilted and adjusted via a smart phone app. She recommended two new cameras in the rear, two new in the front and redirect one of the pool cameras along the pool fence line. The DVR also needs replaced and there is a maintenance contract. Dennis moved to approve the contract for \$9617.64 and the motion carried unanimously.

Doris requested the pruning back of a shrub for safety pruning. Ulrich and Deb will walk with Greener Grass prior to the October pruning along with Ren from Z&R to cover clearance and safety issues.

NEW BUSINESS:

Future Agenda Items:

There being no further business, the meeting was adjourned at 5:45 p.m. The next regular Board meeting is set for October 9th at 3:00 p.m. at the offices of Z&R for the budget review. The follow up Board Meeting is October 17th at 3:30 p.m. at the clubhouse and the annual meeting will be held October 30th at 6 p.m. at the Tutt Police Station.



Dennis Clancy
Secretary



Chris Schade
Property Manager