

Hillsboro Condominium Owners Association, Inc.
Board of Directors Meeting Minutes
August 24, 2015

Marilynn called the meeting to order at 3:39 p.m. Those present were:

Marilynn Baldwin	President
Larry Groggel	Vice President
Ulrich Schwartz	Treasurer
Deb Gabour	Director at Large
Darren Burns	Property Manager
Jared Krumanocker	Property Manager

Absent: Dennis Clancy Secretary

HEARINGS: None.

SENATE BILL 100/89 HOMEOWNER DISCUSSION: There were various comments about the power washing needing to be more thorough, the apparent lack of progress by the painters, the railings and the doors, etc. A walk through with Bart Rafferty will be conducted on Friday. There was open discussion about the Covenant and Rule Enforcement process and how it is handled.

MINUTES: Larry moved to approve the July 2015 minutes as submitted and the motion carried unanimously.

MANAGERS REPORT: Darren presented the financial report and legal status report. The work order summary and inspection report were reviewed and discussed along with the action items completed.

Darren presented a follow up proposal from Rafferty to repair and seal all of the stone siding. He explained that some of the past leaks have been around and behind the stone, so sealing the rest of the buildings and not the stone would leave a potential area for future leaks. The proposal was for \$25,495.00, which was less than \$1000 per building. Ulrich moved to approve the proposal and the motion carried unanimously.

CONTINUING BUSINESS: Board Handbook Review and R&R updates were tabled until September. Darren had emailed out the current rules for everyone's review. Mike from Security World was finishing up the last camera and is working on the internet access portion of the system. He will then be able to program the Board Members' smart phones to monitor the system.

NEW BUSINESS: Darren was asked to check on the amount of time that can be stored on the security system DVD. The next newsletter will again remind owners of the Z&R Web Portal link on the website. Ulrich had various recommended changes and updates to the website.

Springs Waste has missed the new junk mail trash can by the mailboxes for the past several weeks, Darren will follow up. The pool is scheduled to be closed after the 8th of September.

A bid from Greener Grass to improve drainage around 3960-103 was reviewed and unanimously approved not to exceed \$2,000.

There being no further business, the meeting was adjourned at 4:45 p.m.

The next regular Board meeting will be September 28, 2015 at 3:30 p.m. at the clubhouse.

The budget meeting will be on October 12, 2015 at 3 p.m. at the offices of Z&R.



Marilynn Baldwin
President



Darren H. Burns
Property Manager