

Hillsboro Condominium Owners Association, Inc.

General Membership Meeting Minutes

November 26, 2013

The General Membership meeting of the Hillsboro Condominium Owners Association, Inc. was called to order by Mrs. Baldwin at 6:05 P.M. Present were:

Marilynn Baldwin	President
Larry Groggel	Vice President
Ulrich Schwartz	Treasurer
Jeff Zimmer	Secretary
Deb Gabour	Director at Large
Darren Burns	Property Manager
April Smith	Property Manager

Homeowners Present in Person or by Proxy: 21.72%

Ms. Smith conducted roll call and certification of the proxies at the door. Proof of notice was provided, as a quorum was not present. The 2012 General Membership meeting minutes were reviewed and unanimously approved on a motion from homeowner Elaine Wilson.

For the President's Report, Mrs. Baldwin introduced the Board and Z&R. Mrs. Baldwin discussed the major trash issue that has been happening with the dumpsters throughout the community and how much it has cost the association to dispose of extra large items that have been left in the trash enclosures. Mrs. Baldwin also discussed some of the projects that have been completed throughout the year, the stair replacement, the seal coating of the driveway and the new pool cover.

Mr. Burns presented information regarding the 2014 renewal for the association's insurance. He explained that another company was being researched however at this time the association would be renewing with the current company. Mr. Schwartz gave a presentation of the current expenses and the proposed budget for 2014. He announced that there was not going to be an increase in monthly dues for 2014. The budget for 2014 was discussed and questions from homeowners were answered as they were presented.

There were two positions up for election and the candidates were announced and Mrs. Baldwin requested volunteers from the floor. There were no volunteers and Mrs. Baldwin made a motion to appoint Larry Groggel and Debra Gabour for a three year term by acclamation. The motion carried unanimously.

A homeowner asked about the reporting of a violation and if the person who reported the violation was disclosed to the person committing the violation. Mr. Burns explained that the record inspection policy would be reviewed and Mrs. Smith would get back to that homeowner with Hillsboro's policy.

A question was brought up about the leaf clean up throughout the community and when that would be started. Mrs. Baldwin explained that there had been a walk through with the landscaping company and it was explained that after the majority or all the leaves had fallen the landscapers would begin the cleanup which would take at least a week to complete.

A homeowner questioned why the annual meeting was scheduled so close to the Thanksgiving holiday and Mrs. Baldwin explained that the meeting was scheduled with the dates that were available. However, the best effort will be made to schedule the meeting earlier in the month of November for 2014.

There being no further business, the meeting was adjourned at 7:42 P.M.

A special Board Meeting was convened at 7:45 p.m. for the purpose of electing officers and discussing the insurance renewal. Officers and board term expirations are as follows:

		<u>TERM</u>
Marilynn Baldwin	President	2014
Larry Groggel	Vice President	2016
Ulrich Schwartz	Treasurer	2014
Jeff Zimmer	Secretary	2015
Deb Gabour	Director at Large	2016

The meeting was adjourned at 8:10 p.m.



Marilynn Baldwin
President