

Hillsboro Condominium Owners Association, Inc.
Board of Directors Meeting Minutes
August 20, 2019

Ulrich called the regular meeting to order at 3:30 p.m. Those present were:

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|-----------------|-------------------|
| Ulrich Schwartz | President |
| Larry Groggel | Vice President |
| Dennis Clancy | Secretary |
| Deb Gabour | Treasurer |
| Yancey Day | Director at Large |
| Chris Schade | Property Manager |

Ulrich called the hearing to order 3:37 p.m.

Hearing 3992 -203 – 103 present 203 present; 103- Jenny Madden mgr tenants 4 years, since 5/18 noise and disrespect is the complaint. Tenant 103 is asking for quiet and respect, explained the level of noises exceeds quiet hours. Offered police report/citation. Board had no further questions.

Vanessa Quintana tenant. owner 203 was present. Vanessa- May 28/29 TV is in son's room. Maybe the building is inadequate. Ordered foam for behind TV. No TV in living room. She is denying excessive noise.

Dennis asked another resident if she noticed excessive noise. None. Dennis described the noise and if 10 is too loud then turn it down even further. Deb asked if there was noise in the last couple of days. 103 said this past weekend sounded like a rock band practicing.

Citation was issued while son's window was open. 103 has gone upstairs and asked them to quiet down. Noise is going through her headsets. Ulrich asked them to both to try and come to a resolution. And the Board would decide within 14 days.

3:55 p.m. hearing adjourned.

MINUTES: The July meeting minutes were unanimously approved on a motion from Dennis.

MANAGER'S REPORT: Chris covered financials, update on CCR summary. Deb said that the Board should have verified the damage before paying. So as not to conflict with previous work order. Nothing should be paid out before being paid even in an emergency cleanup. Wants at least one if not two board members, Z&R and the vendor to walk the project. Overhead Door Gates needs to be inspected. Variance in fill. Question on why access was needed on the ground floor? Dryer vents should be cleaned. Look at Covenants. Is there an alternative to Round Up? Steps- Deb suggests only 10 in storage. Verify colors and those that were replaced last.

CONTINUING BUSINESS: Building Numbers - Chris checking status, Larry will contact pool tiling company- Deb suggested Blue & White (Denver). Samantha - Pool will be open 1 week beyond Labor Day. Maybe no furniture.

PRESIDENT'S REPORT: Greener Grass- Have Anthony meet next Monday or Tuesday.
American Overhead Door- Next week also.
Pool area safety- Sign - Equipment is "Not Toys"

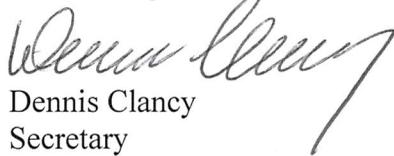
Equipment is in a good location - walkway needs to be clear- GG to help determine how much.

Budget meeting Sept. 10th at 3:30 at Z&R- Ulrich suggesting looking at larger projects. Get estimates for potential projects. Porch lights are becoming an issue. Ask Smith for suggestions on long term solutions. Pool furniture needs consideration. Send samples of SFG pool furniture.

BOARD DISCUSSION:

OPEN FORUM: Question on how steps are built? Question on Golf Course. Ulrich discussed current proposal. Concept has changed. Also explained zoning request change from Ag to Residential. Currently have 9 HOA's involved. Discussion on number of homes currently being designed vs. original concept. Missed trash can/recycle by the mailboxes. Check on recycle bin instead/ with slot. Tags on mailboxes. Greener Grass needs to clean up around buildings. Grates are problems over the drains. Question on where are the dryer vents for lower units? Joann says last month's list is still the same. Deb suggests a regular schedule for bird nest removal. Buckets of ice control being used to prop gates open. Culvert behind Joann's building, 3992 3764 personal items in common area. Bicycles are prohibited? Discussion on trip hazards with storage in common areas. Discussion of evening meetings will be discussed at Budget Meeting.

There being no further business, the meeting was adjourned at 5:37 p.m.


Dennis Clancy
Secretary



Chris Schade
Property Manager