

Hillsboro Condominium Owners Association, Inc.
Board of Directors Meeting Minutes
July 21, 2020

The July Board of Directors meeting was held via Gotomeeting conference service. Larry called the meeting to order at 3:41 p.m. Present were:

Larry Groggel	Vice President
Dennis Clancy	Secretary
Marilyn Leal	Director at Large
Darren Burns	Property Manager
Chris Schade	Property Manager

<i>Absent:</i> Ulrich Schwartz	President
<i>Vacant</i>	<i>Treasurer</i>

MINUTES: Larry made a motion to approve the June minutes as submitted and the motion carried unanimously.

MANAGER'S REPORT: Darren provided the financial report for June of 2020. The Association ended the month with \$15,469 in aged receivables with over half owed by a single owner and two other owners adding another \$3800 to the total balance. Active collections are ongoing. There is just under \$30,000 in cash and \$382,947 in reserves. Reserve expenditures year to date are \$36,601 and reserve contributions to date are \$99,996. Through the first half of the year, the Association is \$13,111 over budget (5.5%) with snow removal making up \$10,469 of the variance. The insurance expense, currently over \$33,999, will continue to skew the budget because of a late year renewal and a significantly reduced market of carriers.

The work order report and covenant violation reports were reviewed. A bid from Springs Security for a camera mounted on the side of Bldg. 3896 to get better a view of traffic. The bid for one camera was \$4629 so Darren recommend an upgrade of the gate keypad to a Cellgate system. This system can incorporate cameras into the keypad for close ups at a much lower cost and may run \$15,000 for a "Cadillac" vs. \$10,000 for two cameras 100 ft away. In addition, Marilyn mentioned the original keypad is becoming more difficult to handle.

Building numbers are a go to get installed and the door numbers are still being fabricated. 3815-101 – Electrician came out to take off the porch light, but it remains down. Darren will follow up with Ren. Holladay Grace Storm Collar Bid – Chris presented a bid from HGR for sealing the storm collars on top of all the chimneys, which are mostly original. The bid for all 30 buildings came to \$7700. Larry moved to approve the bid and the motion carried unanimously.

PRESIDENT'S REPORT: N/A

CONTINUING BUSINESS: Concrete will begin the 3rd week of August and we will endeavor to get the asphalt done first. 15 drainage grates are complete and the remaining 12 are still out for surfacing.

NEW BUSINESS: With the new Covid rules in place from the Governor, Larry recommended closing and winterizing the pool for the rest of the season. The Board agreed and Darren issued the order.

FUTURE AGENDA ITEMS: Porch Light Replacements. Cellgate bid.

The next regular meeting is scheduled for August 18, 2020. There being no further business, the meeting was adjourned at 4:37 p.m.

Dennis Clancy
Secretary

Darren Burns
Property Manager