

Hillsboro Condominium Owners Association, Inc.  
Board of Directors Meeting Minutes  
August 16, 2016

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Ulrich called the meeting to order at 3:33 p.m. Those present were:

Ulrich Schwartz	President
Larry Groggel	Vice President
Dennis Clancy	Secretary
Deb Gabour	Treasurer
Darren Burns	Property Manager
<i>Vacant</i>	<i>Director at Large</i>

HEARINGS: None.

SENATE BILL 100/89 HOMEOWNER DISCUSSION: Have the sprinklers been checked between 3732 and 3748? Also, the leaves in that area were never cleaned up between these buildings. 3748-202 has a dog that is let out on occasion without a leash, defecates and runs back upstairs. Darren was asked to check to determine the watering schedule outside the fence as it was reported to be twice per day. Deb reported the pool lights on after 9 p.m. and the exterior air conditioning condenser hose freezing up at clubhouse. Deb already notified HTH about the lights and Darren will get the AC unit checked.

MINUTES: Larry made a motion to approve the July 2016 Board minutes as submitted and the motion carried unanimously.

MANAGER'S REPORT: The Action List, July Financials, Collections Report, Work Order Summary and Covenant Violation Report were reviewed. There was no Site Visit Report because the walk-throughs are now on the morning before each Board Meeting. Ulrich requested input from the Owners present to remove or keep the speed bumps. Future walk-throughs will be moved to the 2<sup>nd</sup> Tuesday morning each month.

Darren gave a briefing on the recent hail storm and the ongoing insurance claim. The full adjustment is not done yet, so he could not determine if a loss assessment would be necessary or what the amount would be. He presented a gate preventative maintenance bid from DC Mechanical to replace Taylor Fence. Larry moved to have DC perform two checks per year in April and October. The motion carried unanimously.

Tree Services Update: Ulrich mentioned the tree care services and a list of specific areas needing attention from Greener Grass. He requested a walk through with the arborist in the coming week. Darren will also see if Greener Grass specifies locations for poop pickup in their invoices.

PRESIDENT'S REPORT: Ulrich announced his appointment as President after Marilyn's resignation. He had requested a change to the meeting date to accommodate his work schedule, which allows him a bit more flexibility to spend time on the Association. There is currently 1 condo actively listed and 4 pending. The values of the homes in the housing market are appreciating.

CONTINUING BUSINESS: Darren presented the bids from 2015 for installing a new 6' or 7' pool perimeter fence or for adding an extension to the existing fence. The extension cost was \$13,835.65 and replacement options and bids went up to \$24,000. The matter was tabled indefinitely.

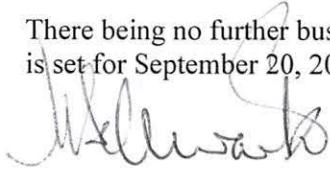
NEW BUSINESS: The first draft of the reserve study has been completed, but with the insurance claim, the numbers will not be useful. Darren has negotiated with Association Reserves to redo the reserve study with "post claim" numbers at no charge so long as the new numbers are presented before November.

Darren was asked to research the possibility of modifying the flooring materials and the language in the Covenants. The pool closing was discussed and will be locked in for the Monday after Labor Day.

Future Agenda Items: Cleaning out the grates that allow water to flow through the sidewalks. This will be tied into the gutter and downspout replacement discussion.

Newsletter items: Cars with extremely loud exhaust or stereos; turn it down or roll up your windows. If you know where these vehicles reside, notify address to Z&R. Need new Board Member, hail claim update.

There being no further business, the meeting was adjourned at 4:40 p.m. The next regular Board meeting is set for September 20, 2016 at 3:30 p.m. at the clubhouse.



Ulrich Schwartz  
President



Darren H. Burns  
Property Manager