

Hillsboro Condominium Owners Association, Inc.  
Board of Directors Meeting Minutes  
July 19, 2016

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Larry called the meeting to order at 3:32 p.m. Those present were:

Larry Groggel	Vice President
Dennis Clancy	Secretary
Ulrich Schwartz	Treasurer
Deb Gabour	Director at Large
Darren Burns	Property Manager
Chris Schade	Property Manager Assistant

*Absent: Marilyn Baldwin*

*President*

HEARINGS: None.

SENATE BILL 100/89 HOMEOWNER DISCUSSION: 3911 Garage at King's Island and Riviera on S.E. corner has a large crack on the side wall that faces north. Mrs. Pena Ramos – Shrub is very large at her walkway 3975-103, please move to front of pruning cycle and also remove dead bush and another shrub is half dead. Dumpster by 3748 has mouse issue, get checked. The carport across from 4008 has been damaged in the past week. Z&R will check their files and believes the individual who did the damage admitted it and is handling the repairs. 3748-104 needs paint touchup again (Mimi) along with 3975-103 and 3748-103.

MINUTES: Dennis made a motion to approve the April 2016 Board minutes and the motion carried unanimously.

MANAGER'S REPORT: The June Financials, the Collections Report, Work Order Summary, Inspection Report and Covenant Violation Report were reviewed. The Covenant Violation History was also reviewed. 3912-102, Darren will check on the fines status vs. collections.

There was discussion about the morning's walk through and spot sweeping the streets vs. a full sweep. Ulrich made a motion to do the spot sweep with greener grass to save expenses on admin, towing, etc. Owners who do not move their cars will be charged for any return trips. The motion carried unanimously.

PRESIDENT'S REPORT: None.

CONTINUING BUSINESS: The clubhouse satellite dish will be moved to the roof and the remote control needs to be locked down to prevent pay per view applications. Darren explained the cost per light, which showed a savings of approx. \$60 per light x 112 lights. Deb moved to approve and the motion carried unanimously. Darren will follow up on the mfg. warranty.

NEW BUSINESS: The Board authorized moving the security cameras for better visibility and Deb will be there, Kelly will be fired if it is not completed quickly.

Ulrich requested moving the Board Meetings to the 3<sup>rd</sup> Tuesday of the month at 3:30 p.m. to accommodate his travel schedules. The Board discussed possibly changing times to make Board service more easy. For now the 3<sup>rd</sup> Tuesday at 3:30 p.m. will be set until further notice.

Concerns about landscaping and pruning to be passed on to Greener Grass and what is Mtn. high Doing? 3831-204 moved out and the storage door on the patio is open and light is on full time. Check with Kelly on that.

The Board will have Holladay Grace check carports monthly for reports and repairs.

Larry announced Marilyn has resigned her post. Officers were elected as noted below:

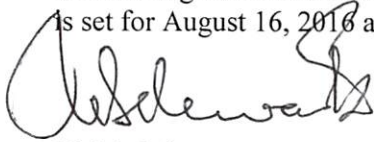
Ulrich Schwartz –	President
Larry Groggel -	Vice President
Dennis Clancy -	Secretary
Deb Gabour -	Treasurer

Future Agenda Items: Raise the height of the pool fence. Walk with Bart on paint punch items, already rusting again. Check warranty, etc. Schedule the sewer line cleaning with Olson for 2<sup>nd</sup> half. Speed bumps look bad and need patching and painting. Who owns and maintains hydrants on the outside of the fence?

Deb brought up possibly removing the speed bumps due to their appearance, lack of effectiveness and maintenance expense. The item will be tabled for gen. discussion at annual meeting. Darren to get bid on removal.

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. Street sweeping schedule.

There being no further business, the meeting was adjourned at 4:45 p.m. The next regular Board meeting is set for August 16, 2016 at 3:30 p.m. at the clubhouse.



Ulrich Schwartz  
President



Darren H. Burns  
Property Manager