



Hillsboro Condominium Owners' Association, Inc.

OWNER Meeting Packet

Hillsboro Board Meeting
Tue, Oct 19, 2021 3:30 PM - 4:45 PM (MDT)

Please join the Board meeting from your computer, tablet or smartphone.

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Hillsboro Condominiums Owners Association

Board of Directors Meeting

Tuesday, October 19, 2021
3:30 p.m.
Virtual GoTo Meeting

BOARD ATTENDANCE:

VACANT

Larry Groggel

Marilyn Leal

Dennis Clancy

Brian Kloppenborg

Agenda

Call to Order: _____ p.m.

Approval of Previous Meeting Minutes (September 2021) Pages 1 - 3

- Manager's Report
 - a. Previous Month's Financials – Pages 4 - 9
 - b. Collections Report Pages 10 - 12
 - c. Work Order Summary NONE
 - d. CCR Report NONE
 - e. 2022 Proposed Budget Page 13

- President's Report Page 14

- Continuing Business
 - a. Grates not completed Status
 - b. Tree Clearance
 - c. Stucco Repairs COMPLETED
 - d. Street Striping
 - e. Sealing 2nd Floor landings
 - f. Damaged Concrete Radius
 - g. Water Issues 3716-102 and 3975 104

- New Business
 - a. Painting and upgrades to Clubhouse

- Future Agenda Items:

- HOMEOWNER DISCUSSION
 - Senate Bill 100/89 allows for owners present to discuss items on this Agenda prior to the Board conducting its' business.

Adjournment

Next Meeting: **ANNUAL MEETING THURSDAY NOVEMBER 8 2021,**

Hillsboro Condominium Owners Association, Inc.
Board of Directors Meeting Minutes
September 21, 2021

The September Board of Directors meeting was held at Hillsboro Clubhouse conference room. Marilyn called the meeting to order at 3:30 p.m. Present were:

Marilyn Leal	President
Larry Groggel	Absent
Dennis Clancy	Secretary
Brian Kloppenborg	Treasurer
Chris Schade	Property Manager
Brady Berger	Manager's Assistant

Others Owner's Present: Gail Greene, Carol Blythe, Yancey Day

MINUTES: Dennis made a motion to approve the August Board minutes as amended, related to Owner Receivables, and the motion carried unanimously.

MANAGER'S REPORT: No Financial Report at this time, due to the transition. Chris explained the challenges of the transition to CINC.

Work Orders, Action Items, Covenant Violations: No reports for this month as all reports are being transitioned into the new CINC platform and will have to be populated going forward. Work orders and inspections continue as does enforcement.

PRESIDENT'S REPORT: In September Anthony of Greener Grass capped various sprinkler lines. He explained that sometimes animals chew on the ends of the exposed lines and that is why a fountain of water from a line will suddenly develop. Anthony is always professional, prompt, and efficient when a landscaping request is made. We appreciate working with Greener Grass.

Twenty two residents were present at last month's meeting, including Board members.

During a baby celebration, a confetti reveal device was used with subsequent confetti strewn around one of the buildings. Two of the neighbors started cleaning up and then the family in question joined in the cleanup. Teamwork resolved the issue in a timely manner.

A work order was created for Carol at 3927-103 regarding roof fascia.

Water shutoff in one building was performed so that a resident's water heater could be correctly installed, as it required more than the usual reconfiguration of pipes.

The pool was closed after a successful season and Larry Groggel is thanked for his oversight of pool issues during the season and pool security, and arrangement of pool furniture.

The light switch in the men's bathroom in the Clubhouse was possibly vandalized but has been repaired.

Gutters were cleaned throughout the neighborhood. Step replacement is in process and completion is based on step availability. Mtn Fox Garage Doors serviced the gates.

Darren, at ZandR Management, updated the Hillsboro COA website.

The language for the Maintenance and Responsibilities List for Owners/Association has been updated and will be added to the website and go out in new Owner packets.

An Easy Check Checklist for issues that arise frequently has also been created, is posted on the Bulletin Board, and will be sent out with the next newsletter.

We are all creatures of habit and sometimes change is difficult. Z&R sent out another reminder email regarding where to send HOA payments related to the new system, and how to sign up for epayments. If you haven't, please refer to the latest email and familiarize yourself with the new processes.

A Ladies Open House will be held this Saturday 9/25 at the Clubhouse from 2-4:00 pm, so that ladies of the neighborhood can get together and renew old and make new acquaintances.

Projects in process:

- Street sweeping tow fees being assigned and sent
- Dumpster enclosure door repairs
- Digital lock replacement/Clubhouse
- Light sensor check

Future projects possibly include:

- Pool flower planters
- Cleaning and painting in the Clubhouse

The Board would like to know if residents have interest in neighborhood recycling, or being able to select a different style front door.

CONTINUING BUSINESS:

Sidewalk Grates – Last two were picked up

Tree Clearance – On schedule the end of September Marilyn reporting more dead trees.

Stucco Repairs – Completed, there are two new issues reported.

Street Striping – No date known

Sealing 2nd Floor Landings – Have Bart get a quote to redo landings

Damaged Concrete Radius – Waiting on Rocky Mountain Concrete for scheduling.

Water Issues – 3716-102 / 3975-104 – Shay Miles the engineer has investigated, and we are awaiting his report.

Brady doing more research on stockroom doors locks

Gutter Cleaning – Completed Shamrock was to send a report to Darren.

Website Updates – Completed.

Date for Pool Closure – Monday, September 13th.

Street Sweeping Towing Fees – Gillian has the invoice.

NEW BUSINESS:

Painting and Upgrades to Clubhouse – Tabled until annual meeting. Get a price from Brandon for interior.

Recycling- Marilyn explained the process. Owners would pay for it and have locked recycle bins.

Yancey would be interested. Dennis would not be interested. Brian asked if there was a service that would pick up at the door.

FRONT DOORS- Dennis explained the CCR prohibited but ACC can approve. Marilyn and Dennis are ok with the change. Brian would like only top being in glass. Brian wants a written definition for consistency. Brian will draft a document with photos as examples.

FUTURE AGENDA ITEMS: 2022 Budget.

OWNERS' FORUM: Yancey Trash bin in front of 3975. More structural damage. Have CM Robinson look at rebuilding that dumpster and include a rail to stop the dumpster. Marilyn wants to wait on any more bush removal or replacement.

Annual Meeting October 28, 2021. Board Meeting Adjourned 4:27

Dennis Clancy
Secretary

Chris Schade
Property Manager

Assets

CASH - OPERATING

10-1000-00	South State - Operating 5517	\$6,244.23
10-1010-00	First Bank - Operating 9049	4,863.54

Total CASH - OPERATING: \$11,107.77

CASH - RESERVE

12-1200-00	South State - Reserve 5520	4,345.66
12-1210-00	First Bank - Reserve 9057	16,127.51
12-1220-00	RBC - Wealth Mgmt 7785	17,706.29
12-1250-00	RBC Beal BK Las Vegas - Resv CD XXXX (% term)	35,000.00
12-1255-00	RBC Envision Bk Massachuse- Resv CD XXXX (% term)	20,000.00
12-1265-00	RBC State Bk - Resv CD XXXX (% term)	65,000.00
12-1275-00	RBC Bank of China NY - Resv CD XXXX (% term)	65,000.00
12-1280-00	RBC Mizuho Bk USA - Resv CD XXXX (% term)	60,000.00
12-1285-00	RBC FNMA SER 2020 - Resv CD XXXX (% term)	28,039.37
12-1290-00	RBC REMIC Series - Resv CD XXXX (% term)	33,489.35
12-1295-00	RBC BNMA Ser 2020- Resv CD XXXX (% term)	9,952.53
12-1296-00	RBC SER 2021 - Resv CD XXXX (% term)	9,507.54
12-1297-00	RBC GNMA REMIC Trust - Resv CD XXXX (% term)	14,376.63

Total CASH - RESERVE: \$378,544.88

ACCOUNTS RECEIVABLE

14-1400-00	Accounts Receivable - Homeowner	19,534.12
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Total ACCOUNTS RECEIVABLE: \$19,534.12

Total Assets: \$409,186.77

Liabilities & Equity

CURRENT LIABILITIES

20-2100-00	Prepaid Assessments	17,518.35
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Total CURRENT LIABILITIES: \$17,518.35

RESERVE FUNDS

25-2500-00	Reserves - General	420,261.01
25-2525-00	Reserves - Sidewalks	(491.93)
25-2590-00	Reserves - Interest	944.03
25-2600-00	Reserves - Expenses	(42,168.23)

Total RESERVE FUNDS: \$378,544.88

EQUITY

30-3500-00	Retained Earnings	16,325.50
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Total EQUITY: \$16,325.50

	Net Income Gain / Loss	(3,201.96)
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(\$3,201.96)

Total Liabilities & Equity: \$409,186.77

PRESIDENT'S REPORT OCTOBER 2021

Last month's meeting included two neighborhood owners, as well as Z and R Management Representatives and Board members.

In the last few weeks an extensive walk through was performed by your Board members. They were looking for hail strikes and stucco bubbling. Those issues were assessed and other issues were also found, most notably, residents who are putting up decorations with nails and fasteners that penetrate the stucco. It is encouraged that the Rules and Regulations be reviewed regarding stucco violations.

Since last newsletter, the Board has developed an Architectural Guide related to door replacement. You will receive a copy of that guide soon, if you haven't received it already.

Steps are in the process of replacement and new steps have been ordered. If your steps are marked with a white dot and haven't been replaced, you're still on the list. During the walk through, additional steps were added to the current list.

Concrete repairs were put on hold when the Contractor got sick with Covid. We're trying to find an alternate company to perform the work.

Taller Timbers has been on site cutting down dead trees and your Board members are double checking to make sure all the trees on the list are removed.

This month your Board members also hand trimmed some bushes, and removed political signs along N Carefree, as well as picking up litter.

It is always so rewarding when we all work together as a Team to make our neighborhood function. Special thanks to Michael with his little friend Radar, who raises and lowers our US flag. Thank you, Michael!

Respectfully,
Marilyn

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HILLSBORO

AT SPRINGS RANCH

ARTIST CONCEPTION
ACTUAL BUILT CONDITIONS MAY VARY

SPRINGS RANCH GOLF COURSE

16TH TEE

15TH GREEN

56 units 2 Bedroom A
88 units 2 Bedroom B
88 units 3 Bedroom C

