

HILLSBORO CONDOMINIUM OWNERS ASSOCIATION

General Membership Meeting Minutes

October 29, 2020

The General Membership meeting of the Hillsboro Condominium Owners Association, Inc. was held via webconference. The meeting was called to order by Mr. Schwartz at 5:32 p.m. Present were:

Ulrich Schwartz	President
Larry Groggel	Vice President
Dennis Clancy	Secretary
Patricia Shackelford	Treasurer
Marilyn Leal	Director at Large
Darren Burns	Property Manager

23 homes were represented in person or by proxy (13.6% of the proportionate interests). A 33% quorum was not present.

Call to Order: Roll call was conducted via electronic voting and certification was completed in advance of the meeting. 8 physical proxies were collected. In lieu of a quorum, proof of notice was provided by the members present. There were no 2019 annual minutes as the meeting was adjourned due to dangerous weather.

Darren announced that he had, in error, mailed out the 2020 budget with the annual meeting notice rather than the 2021 budget. This meant a formal vote could not be taken by all the Owners at this meeting as required. As a result, the budget will be reviewed and votes taken at the meeting, but the budget will also be sent out again for a vote by anyone not in attendance at the meeting by mail in ballot or email ballot. The results will be announced before the end of year to all owners. 51% of all the owners in the Community must reject the budget for it not to be ratified.

President's Report: Oh, what a year. We had the **Hot Tub retiled** and the **Pool** was prepared for the season. The **Gym** received a **new floor**. Everything ready to enjoy what the Club House and the Pool Area have to offer.but then we had to confront the Covid-19.

Our **Maintenance program** was kept up to shine Hillsboro! For repairs or replacements we were not able to obtain the same Porch lamp model we purchased several years ago. We provided ten buildings with a **new beautiful lamp**. The lamps which were taken down are now stored to be used for replacement in the other 19 buildings and the Club House.

We changed our **"Tree Company"** to a more efficient one. Next spring several trees will be planted since we lost a number during the last few years. Hillsboro always has been proud of the **"Green Appearance"**. A great part of our **Road has been paved**. Next year we will continue the program. **Concrete replacement & patching** had been done in many places of the community.

New condo address numbers have been installed to easier find specific addresses. This was planned for quite some time to find an address in case of emergencies without losing a lot of time in searching. Also **new door address numbers** were placed throughout the property. We have an ongoing program to exchange the **drain grates** throughout the community with an industrial coating which will last for many years. We have contracted Taylor Fence to **provide and install sophisticated entry systems at the Show Horse and Rear Gates** which at the same time should increase security. It is a real pleasure to introduce **Patricia Shackelford who has joined the Hillsboro Board a couple of months ago**.

Treasurer's Report: Darren gave a presentation of the current expenses through 09/2020 and the proposed budget for 2021 and answered questions. The Association has \$15,592 in aged receivables, \$14,237 in cash and \$270,760 in reserves. Reserve expenses year to date are \$124,689 and reserve allocations are \$150,000 with another \$49,000 budgeted to be deposited to reserves through December. The Association is over budget year to date by \$12,040 with a \$49,747 overage on insurance premiums.

The insurance costs have gone through the roof with the past claims' history and the major losses throughout Colorado. The cost of insurance in the past 12 months has increased by nearly 71%, which is why the budget is so far off for 2020 and why the 2021 budget has increased insurance costs from \$76,000 to \$130,000.

The biggest saving grace has been savings on water of \$28,148 to offset the insurance costs somewhat. The 2021 budget includes an average 6.84% assessment increase and no increase on garages. Reserve allocations will remain at \$200,000.

New Business: There are two Board positions up for election to 3-year terms. Ulrich Schwartz and Patricia Shackelford were announced as the only volunteers who responded to the call for volunteers in the annual notice. Darren opened the floor for additional nominations and there were none. Nominations from the floor were closed. Ulrich and Patricia were unanimously elected/appointed by acclamation to 3-year terms on Paul Theisen.

Announcements: There was general discussion about the pool, the pool season, Covid-19, covenant issues, future improvements, etc. The meeting was adjourned at 6:40 p.m. Officers were elected, and Board term expirations are as follows:

		<u>Board Term Expires</u>
Ulrich Schwartz	President	2023
Larry Groggel	Vice President	2022
Dennis Clancy	Secretary	2021
Patricia Shackelford	Treasurer	2023
Marilyn Leal	Director at Large	2022

Dennis Clancy
Secretary

Darren H. Burns
Property Manager