

Hillsboro Condominium Owners Association, Inc.

General Membership Meeting Minutes

November 29, 2011

The General Membership meeting of the Hillsboro Condominium Owners Association, Inc. was called to order by Mr. Schwartz at 6:05 P.M. Present were:

	Ulrich Schwartz	President
	Jeff Zimmer	Secretary
	Larry Groggel	Treasurer
	Marilynn Baldwin	Director at Large
	Darren Burns	Property Manager
	April Smith	Property Manager
<i>Absent:</i>	<i>Nancy Machetta</i>	<i>Vice President</i>

Homeowners Present in Person or by Proxy: 27%

Ms. Smith conducted roll call and certification of the proxies at the door. Proof of notice was provided, as a quorum was not present. The 2010 General Membership meeting minutes were reviewed and unanimously approved on a motion from Jeff Zimmer.

For the President's Report, Mr. Schwartz thanked the Board and Z&R for their work in managing the Community. The website is up to date and is an excellent resource for Owners, Realtors and prospective buyers alike. Mr. Schwartz provided a very detailed report on the existing reserve balance, the need for reserve allocations and the reserve study from 2010. By year end, the Association hopes to be funded at 45%, which would give it a "fair" rating. This is up from a "poor" rating just a year earlier. Mr. Schwartz illustrated that the Association will be over budget on water for 2011 and 2012 due to 12% increases in rates from the utility company. Z&R will check on a system called "Weathertrack" for reducing future water usage on irrigation. For 2012, the trim on all the buildings will be painted and all of the exterior light fixtures (outside of front doors) will be replaced. In addition, when one unit experiences a leak around the chimney, Holladay Grace Roofing has been contracted to fully replace all 4 chimney caps and re-flash the chimneys accordingly as a preventive measure against additional leaks.

Mr. Burns presented the financial report and the 2012 budget and answered any questions from the audience. The budget has had a major overhaul where reserve allocations are dropping, but reserve expenses are also going to drop significantly. The 2012 budget includes a 3% increase and Darren announced there was a good chance for additional small to moderate increases in the coming years to keep up with the rising costs of living in the City.

The candidates were announced and Mr. Burns requested volunteers from the floor. There were no volunteers and Mr. Baldwin made a motion to elect Marilyn Baldwin and Ulrich Schwartz to the Board for three year terms by acclamation. The motion carried unanimously.

Under announcements, PODS units in parking spaces were brought up. Mr. Schwartz announced they will be one of the topics for discussion for upcoming rule revisions. A request was made to open the pool on the first day of summer and close it on the last day of summer so there is better weather. The request will be considered at the January meeting. The handicapped "tow" sign on the east side of Bldg. 3715 needs to be raised as it currently hangs over the sidewalk. The security patrols were cancelled for monetary reasons and because they were deemed ineffective. Mr. Groggle reminded everyone present about the letter announcing the increase of the electronic access card to the clubhouse and pool area to \$30. Effective January 1, 2012 there will be a non-refundable usage fee charged to every reservation for the clubhouse of \$25 in addition to the refundable \$100 deposit.

There being no further business, the meeting was adjourned at 7:09 P.M.

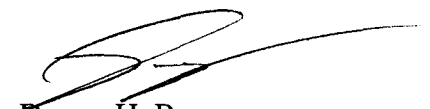
A special Board Meeting was convened at 7:12 p.m. for the purpose of electing officers. Officers and Board Terms were elected as follows:

		<u>Term</u>
Ulrich Schwartz	President	2014
Marilynn Baldwin	Vice President	2014
Jeffrey Zimmer	Secretary	2012
Larry Groggel	Treasurer	2013
Nancy Machetta	Director at Large	2013

The 2012 Annual Meeting was set for Monday, November 26, 2012 at 6 p.m. Z&R will provide updated Owners contact information ledgers in January. The meeting was adjourned at 7:20 p.m.



Ulrich Schwartz
President



Darren H. Burns
Property Manager