

Hillsboro Condominium Owners Association, Inc.

General Membership Meeting Minutes

November 26, 2012

The General Membership meeting of the Hillsboro Condominium Owners Association, Inc. was called to order by Mrs. Baldwin at 6:02 P.M. Present were:

Marilynn Baldwin	President
Larry Groggel	Vice President
Ulrich Schwartz	Treasurer
Jeff Zimmer	Secretary
Deb Gabour	Director at Large
Darren Burns	Property Manager
April Smith	Property Manager

Homeowners Present in Person or by Proxy: 24.23%

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 2011 General Membership meeting minutes were reviewed and unanimously approved on a motion from Larry Groggel.

For the President's Report, Mrs. Baldwin introduced the Board and Z&R. Mrs. Baldwin provided a very detailed report of the replacement of the porch lights at each unit. She thanked the residents who had offered their time helping to put the fixtures together.

Mr. Schwartz thanked Nancy Machetta for her years of dedicated service on the Board and presented her with a thank you card and a gift card. Mr. Schwartz announced that there was going to be a 3% increase in monthly dues. He explained the reason for the increase is due to another increase in water expense and other increases in operating expenses. The budget for 2013 was discussed and questions from homeowners were answered as they were presented.

There was one position up for election and the candidates were announced and Mrs. Baldwin requested volunteers from the floor. There were no volunteers and Mrs. Baldwin made a motion to appoint Jeff Zimmer for a three year term by acclamation. The motion carried unanimously.

The pigeon problem was discussed and some homeowners inquired as to what was going to be done about this issue. Mrs. Baldwin explained that the Board had checked into a couple of solutions and that the issue would be discussed in a special board meeting after the adjournment of this meeting.

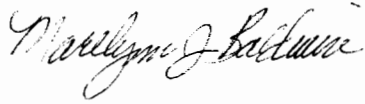
There being no further business, the meeting was adjourned at 7:20 P.M.

A special Board Meeting was convened at 7:30 p.m. for the purpose of electing officers and discussing the insurance renewal and pigeon issue. The board positions remained

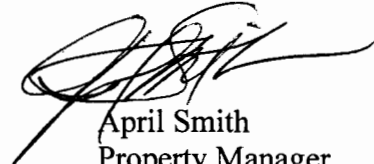
the same. Jeff Zimmer's term now expires in 2015. Officers and expirations are as follows:

		<u>TERM</u>
Marilynn Baldwin	President	2014
Larry Groggel	Vice President	2013
Ulrich Schwartz	Treasurer	2014
Jeff Zimmer	Secretary	2015
Deb Gabour	Director at Large	2013

The 2013 Annual Meeting has not been scheduled yet. Mrs. Baldwin will set a date and book the room. The meeting was adjourned at 8:00 p.m.



Marilynn Baldwin
President



April Smith
Property Manager