

Hillsboro Condominium Owners Association, Inc.
Board of Directors' Meeting Minutes
August 22, 2011

Mr. Schwartz called the meeting to order at 6:05 P.M. Those present were:

Ulrich Schwartz	President
Nancy Machetta	Vice President
Larry Groggel	Treasurer
Marilynn Baldwin	Director at Large
April Smith	Z&R Property Management
Darren Burns	Z&R Property Management

Absent: Jeff Zimmer Secretary

SENATE BILL 100/89 HOMEOWNER DISCUSSION:

Very happy with the new trash company and new dumpsters

A request to leave the pool & spa open longer since they were down for a couple of weeks. Request was denied due to the cost of operating the pool & spa.

Suggestion was made that for next year the street sweeping be split into two days instead of the one in order to accommodate the parking situation better.

Security at the pool was discussed regarding the dress of the patrol officers

The extra expense for dog feces pick up discussed, it was explained how this affects everyone not just the pet owners

Contact information for M&M Towing was requested to be put in the next newsletter so the homeowners have that information and can call if needed

MINUTES:

Larry motioned to approve July minutes, motioned seconded - approved.

MANAGER'S REPORT:

The July 2011 Financials were presented by Darren and discussed.

The Legal Status Report for August 2011 was reviewed and discussed. Currently there are seven accounts in collections.

Work Orders were reviewed and discussed

Action items list was reviewed and discussed. Most items were completed with the exception of the police report being received for the accident on 7/15/2011 and the completion of the reprogramming of the gate keypad.

The inspection report from August 17 was reviewed and discussed

PRESIDENTS REPORT:

Ulrich discussed the 2011/2012 budget and comparing it to the Reserve Study to make sure that the Association is on track with the recommendations of the study with finances.

Ulrich proposed imposing a fee for renting the clubhouse along with the deposit. The Board agreed so effective January 1, 2012 there will be a \$25 fee for the rental of the clubhouse that will not be returned to the person renting it and a \$100 deposit will be required, that will be returned minus any charges for any damages or clean up that may be needed.

Ulrich requested an additional sign be added to the new handicap sign advising of immediate tow because of the misuse of the space by other residents not permitted to park in handicap parking.

Budget Meeting was set for October 18, 2011 at 4 p.m.

Items need to be added to the website – New Owner Information & Things You Need To Know

Update on compliance with lease addendums – 1st mailing was sent on 7/8, 2nd on 8/8

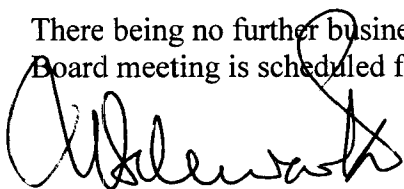
CONTINUING BUISNESS:

Updated water usage charts were presented however due to the limited time to review the charts this issue was table until the September meeting.

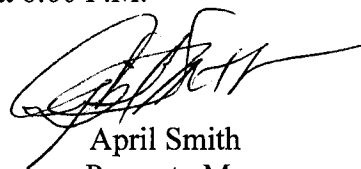
NEW BUSINESS:

Marilyn suggested having Greener Grass join us on the monthly inspection so that they can take note of any issues that may need to be addressed immediately.

There being no further business, the meeting was adjourned at 7:18 P.M. The next Board meeting is scheduled for September 26, 2011 at 6:00 P.M.



Ulrich Schwartz
President



April Smith
Property Manager