

Hillsboro Condominium Owners Association, Inc.

Board of Directors' Meeting Minutes

January 24, 2011

Mr. Schwartz called the meeting to order at 6:00 P.M. Those present were:

Ulrich Schwartz	President
Nancy Machetta	Vice President
Jeff Zimmer	Secretary
Larry Groggel	Treasurer
April Smith	Z&R Property Management
Darren Burns	Z&R Property Management

ABSENT: Gary Aschbacher Director at Large

SENATE BILL 100/89 HOMEOWNER DISCUSSION:

Owners asked that the 2011 Meeting Schedule be posted along with the current Agenda on the bulletin Board and the Website. Z&R will post the approved minutes on the website and 20 copies in the brochure box. Marilyn Baldwin asked why an additional annual meeting was not called since the first annual meeting did not achieve a quorum. Darren explained the procedure the Association has followed since inception and why it would be a waste of time and money to "quorum chase." Doris Lake requested some touch up paint with which to touch up the paint on her garage door. Darren will have some delivered to her. Unit 3847 #103 was reported as being vacant. Joe and Delores Nelson from 3731 # 104 said the shrubs in front of their patio are too high and too wide and are blocking visibility. Greener Grass will be contacted.

MINUTES:

Gary was reported as being absent in November. Nancy moved to approve the November 2010 minutes as amended and the motion carried unanimously.

MANAGER'S REPORT:

Ulrich introduced April Smith as the new manager for the Community. April will be working alongside Darren Burns, who was reintroduced. Darren presented the financial reports for November and December of 2010 and answered questions. The "Due to Other Funds" line item on the balance sheet represents a loan from reserves as a down payment on the reserve study. The Association did not have enough surplus cash before the end of the year to repay the loan, but the loan will be repaid this month. The Association ended the year with \$20,653 in aged receivables and \$209,570 in reserves. The Association ended the year \$23,400 over budget on operating expenses with more than \$24,000 over budget on water. Darren reported that the Association will not be able to start its new reserve based budget accounting as planned because the accountants warned of significant tax ramifications. The finances will continue to be cash based and the reserve allocations will be increased. Darren informed the Association that UBS Paine Webber had begun charging annual fees on all HOA accounts with virtually no notice. He recommended closing the accounts to avoid additional fees. The Board voted unanimously to close the account.

The ongoing collections accounts were reviewed and discussed. Under the work order summary review, Z&R was asked to follow up with Chris Robinson on work orders for 3847-204 (light out) and 3716-204 (light out, no globe).

PRESIDENT'S REPORT

Ulrich reported on certain specific locations where grass can be removed to save water without significant trouble. Some areas have sprinkler zones on both sides of the split rail fence and will present more of a challenge. The largest area is along Peterson Rd. just to the north of the gates. The grass in this area can be removed and replaced with rock to save water and future sprinkler maintenance. Bids will be requested for review at the February meeting. Individual units cannot be tracked for water usage, but Z&R will pull invoices (if necessary) and do a report of usage by building for the past 2 years.

Ulrich is still working on revisions to the Rules and Regulations.

CONTINUING BUSINESS:

The trash company is still not closing the doors on the dumpsters, not using the locks and missing certain pickup days. Darren will review the contract for how to terminate if necessary and look into other companies to bid. The dumpster lids are left open across from building 3748 and are very high because the dumpsters are larger. Darren and April will investigate. April will also look into the status of winter watering for the trees. Garage 3731 by Peterson road has a very dull light and garage 3705 has 2 lights out. ??? In the next newsletter, new light fixtures will be researched as will bulk pricing and potentially keeping new fixtures in stock to sell to Owners.

The tile job has not been completed or paid for. The work will be finalized once the warmer weather returns and April will inspect the work. Two bids were reviewed for the carport repair at 3716. One was to patch the damaged carport for \$864 from McWilliams Roofing and the other was to replace the roof for \$3280 by Holladay Grace Roofing. HGR recommended against patching and had a written explanation in the meeting packet. Due to the cost difference, Jeff moved to approve the patch to see how it works and the motion carried unanimously.

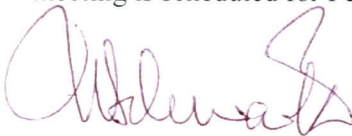
There was discussion over finding a new roofing company because it appears that the same repair is being done numerous times at the same units. Darren explained that troubleshooting roof claims based upon Owners' reports and with months of dry spells in between leaks is very difficult. In addition, many of the roofs are still under warranty through Holladay Grace and that warranty could be jeopardized if another company was doing work. He will discuss the matter and research invoices with HGR and report back in February.

A letter from the attorney for the Owner of 3928-201 was reviewed and will be sent to the Association's legal counsel for a response.

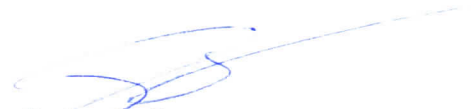
HEARINGS:

None

There being no further business, the meeting was adjourned at 8:00 P.M. The next Board meeting is scheduled for February 28, 2011 at 6:00 P.M.



Ulrich Schwartz
President



Darren H. Burns
Property Manager