

**Hillsboro Condominium Owners Association, Inc.**  
**Board of Directors' Meeting Minutes**  
**July 25, 2011**

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

Ulrich Schwartz	President
Nancy Machetta	Vice President
Larry Groggel	Treasurer
Jeff Zimmer	Secretary
Marilyn Baldwin	D@L
April Smith	Z&R Property Management
<b><u>Absent</u></b>	
Darren Burns	Z&R Property Management
Brian Peterson	Z&R Property Management

**SENATE BILL 100/89 HOMEOWNER DISCUSSION:**

Weeds are an issue throughout the entire community. Issue is to be addressed with Greener Grass to get them taken care of.

Issue of 3944 #101 conducting a daycare business was addressed and there is not a daycare center being ran out of there however the current does care for her Granddaughter on a regular basis.

There are still to many people from individual units using the pool. To many guests are being allowed and people that do not even live in the community and do not have guests passes are being let in by other people at the pool.

**MINUTES:**

The minutes were reviewed and approved

**MANAGERS REPORT:**

The financials were reviewed and discussed. There was one report that Ulrich requested be eliminated in the future reports because it just repeats the first report.

The collections report was reviewed and discussed.

Work order summary was reviewed

Action items list was reviewed and discussed. All items were completed

The inspection report that will be included with the action items list was reviewed

**PRESIDENTS REPORT:**

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Ulrich explained that the annual meeting reservation had to be changed due to a mix up with the reservation at the police department. The reservation is now set for Tuesday, November 29, 2011.

Ulrich thanked April for her efforts in creating and sending out the letter for the Pool Rules & Regulations to all the residents. New rules need to be created in order to gain more control over the homeowners and their guests abiding by the rules.

The attorney will draft a letter as a follow up to the lease addendum requests to send out to the homeowners who do not provide the leases as requested. The deadline for getting a copy of the leases to Z&R is August 8, 2011.

CONTINUING BUSINESS:

DeCarlo's Painting proposal was reviewed however the proposal contains too much information and is not specific as to what exactly will be painted. The Board denied the proposal.

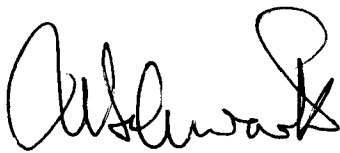
The keypad at the entrance gate still needs to be updated to remove the "vacant" out of there to make it easier for the homeowners listings by last name.

NEW BUSINESS:

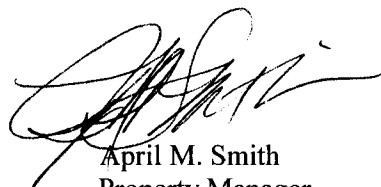
An ACC request to change out the front door was submitted from 3992 Riviera Grove #202. The board approved the request

The violation notice response from 3927 #101 was reviewed and accepted

There being no further business, the meeting was adjourned at 7:35 P.M. The next Board meeting is scheduled for August 22, 2011 at 6:00 P.M.



Ulrich Schwartz  
President



April M. Smith  
Property Manager