

Hillsboro Condominium Owners Association, Inc.
Board of Directors' Meeting Minutes
March 28, 2011

Ms Machetta called the meeting to order at 6:00 P.M. Those present were:

	Nancy Machetta	Vice President
	Jeff Zimmer	Secretary
	Larry Groggel	Treasurer
	April Smith	Z&R Property Management
	Darren Burns	Z&R Property Management
<i>ABSENT:</i>	<i>Ulrich Schwartz</i>	<i>President</i>
	<i>Gary Aschbacher</i>	<i>Director at Large</i>

SENATE BILL 100/89 HOMEOWNER DISCUSSION:

The light over the garage door #5 is out at Garage Bldg 3705. The light facing Riviera Grove on the north side of building 3764 remains out and will need to be inspected by the electrician. The lights are staying on too late into the mornings. The timers on the buildings need to be adjusted. The bottom rail of the vinyl split rail fence is broken between buildings 3748 & 3732. The utility door on building 3896 will not stay closed. Z&R has a new flag on order to replace the old one that disappeared. Z&R will see if there is a way to put a lock on the flag. April will provide some violation/towing signs to the Owners ??? who are seeing continuous violations of the handicapped parking spaces so the signs can be put in the windows of violators prior to towing.

MINUTES:

Larry moved to approve the February 2011 minutes as submitted and the motion carried unanimously. The minutes will be posted to the website and at the mailboxes.

HEARINGS: None.

MANAGER'S REPORT:

Darren provided the financial report. The accounts receivables are \$22,328 as of February 28th and there are \$10,895 of prepaid dues. The Association is \$17,810 under budget and reserves were funded \$14,417 for the month.

The Aged receivables report was provided in writing and Darren encouraged Board members to email him with any questions so he could forward questions he could not answer directly to the Association's legal counsel.

The work order summary was reviewed. DC Mechanical will be asked again to price out new safety loops for the Peterson Road entry and exit gates. His bid will have options to include and exclude the asphalt patching.

APAC asphalt will be asked to bid the patching and new speed bumps at the same time. DC will also be asked to check the Showhorse exit gate for sticking open.

The Board and Owners clarified that the landscaper had missed the tree destroyed by a drunk driver. April has the contact information for the driver and will follow up with them after getting a cost to replace the tree from Greener Grass. April has spoken to the realtor on the garage deed issues and will follow up with a letter in writing instruction the occupant of the garage to move their items out immediately.

Darren contacted Colorado Springs Utilities and requested an inspection of the water meters at the 5 buildings with the highest water usage in the Community. April met the utilities personnel on site and they verified that the meters were working properly and that there were no leaks. The Board reviewed April's draft letter on the issue, made some changes and authorized the letter to be sent to the 5 worst buildings.

The new garage signs have been installed. Darren reported that the original signs were too small and did not cover the old signs, so he ordered new larger signs that were installed right over the old signs. He paid \$150 out of pocket for the signs that were too small.

CM Robinson needs to seal the gaps around Dorothy's building as a test and contact her first via phone. The remainder of the action list was reviewed.

PRESIDENT'S REPORT: None.

CONTINUING BUSINESS:

New trash removal bids from Bestway Disposal, Waste Management and All American Disposal. Bestway was very high, Waste Management was the lowest and All American was less than \$100 per month over WM. The Board wants to see references from All American and learn about the size and age of their trucks.

Darren reported that he had revisited the disparate rock bids with three separate contracts. While discussion the matter with Ken Sexton of Greener Grass, Ken mentioned simply over-seeding the grass areas with native grass seed and then watering them once per week to greatly reduce the water usage in those areas without the large expense of installing rock. The Board instructed Z&R to get pricing from Greener Grass for this job. Darren notified the Board that the seed would have to be watered every day for approx. a month to get established. Z&R will attempt to monitor the water usage for the new seeded area once the work is complete.

Darren invited Holladay Grace Roofing to the meeting and then cancelled their appointment upon learning that Ulrich would be absent. Darren will invite HGR to the April meeting. Nancy asked that HGR inspect all of the chimneys on all the buildings and prepare a bid to resolve the problems in addition to their report on what appear to be multiple billings on the same units.

A ceiling fan proposal from Jim Stellick was reviewed. The bid included installing the fan with a timer switch, running all the new appropriate wire and hanging a box in the ceiling to support the fan. Larry moved to approve the bid for \$660 and the motion carried unanimously.

The unit with the unauthorized hard wood flooring is still being dealt with by the Association's legal counsel. Darren recommended being ready to file a suit against the Owners if necessary and Jeff moved to approve legal action when recommended. The motion carried unanimously.

NEW BUSINESS:

The Owner of 3780 #204 responded to the violation letter for an unauthorized satellite dish installation and requested the Board allow the dish to remain. Nancy moved to deny the request and the motion carried unanimously.

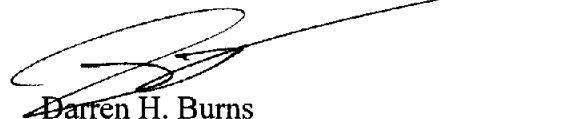
The Owner of 3922 #102 wrote a letter requesting reimbursement for \$545.50 of water damage mitigation expenses. The damage to the unit was extensive and believed to be the result of poor exterior drainage that has since been corrected. The Owner expended significant funds out of pocket on repairs. Nancy moved to reimburse the Owner \$545.50 and the motion carried unanimously.

ADDITIONAL HOMEOWNER COMMENTS / ACTION ITEMS:

The Owners present wanted to know what was being done about the Board Member who had now missed 4 consecutive meetings. Nancy responded the issue would be dealt with shortly after adjournment via email. Z&R was asked to instruct the landscapers to start their summer and winter work using different locations so that they are more visible to all of the Owners in the Community and not just the Owners at the front gate. Z&R will send a welcome packet and the Rules and Regulations to the resident at 3847 #103. April will verify if the Owner of 3975 #204 is honoring her commitment to pay for the fence damage she caused in monthly installments of \$117. April will follow up with Neighbors Moving on the damage they caused to the carport and have the attorneys send a letter if necessary.

There being no further business, the meeting was adjourned at 7:15 P.M. The next Board meeting is scheduled for April 25, 2011 at 6:00 P.M.


Nancy Machetta
Vice President


Darren H. Burns
Property Manager