

Hillsboro Condominium Owners Association, Inc.
Board of Directors' Meeting Minutes
October 24, 2011

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

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

SENATE BILL 100/89 HOMEOWNER DISCUSSION:

3732-204 was reported as having a large black dog seen at the unit. Doris Lake reported that she cannot get rid of the pigeons over her window. As the feces has become a health issue, Z&R was instructed to have the pigeons removed and the feces cleaned at her unit in addition to 3831-204. One owner present complained that the new sheet metal on the roofs (chimney caps and diverters) is unsightly. Darren reported that it cannot be painted until it has weathered for at least a year. The vehicle gates are apparently being pushed open by pedestrians (the pedestrian gate is now fixed) and are out of alignment. Z&R will investigate.

MINUTES:

Larry motioned to approve September minutes as submitted. The motion carried unanimously.

MANAGER'S REPORT:

The September 2011 Financials were presented by Darren and discussed. Z&R will check all of the security invoices to ensure no duplicates exist. In addition, he will check the September invoices as the pool was closed in early September. Finally, an invoice from Springs Security Systems for \$622 will be reviewed.

The Legal Status Report for September 2011 was reviewed and discussed. Board Members were invited to email Darren any questions that arise from reading the report and he will forward them to the attorneys. Work Orders were reviewed and discussed along with the Action List. Better follow up is needed on violation letters and "completed" should not be used on the action list for letters without follow up. When Jim Stellick comes out to adjust the light timers, it will be scheduled when Board Members and management can attend and learn the system.

Darren will draft a letter to the residents of 3975 and 3779 about the excessive water usage at the two buildings. He will also investigate whether or not a private audit of the meters can be conducted. April will check whether or not the Owner at 4007-201 has signed and returned the letter he was sent.

Z&R will include a letter on the institution of a usage fee for the clubhouse in the annual meeting notice to save postage. Z&R was instructed to monitor Greener Grass invoices for a charge to investigate a leak at 4008-104. The owner reported a false leak that resulted in 4 visits by Greener Grass and is to be billed the costs from the landscapers.

PRESIDENTS REPORT: NONE.

CONTINUING BUSINESS:

April reported that the insurance adjustor on the damaged carport at 3715 (#2) created a scope of work using salvaged materials from the carports at 3880 and 3848 (#'s 15 & 16). April was instructed to inform the adjuster that the Board does not accept this scope of work. Darren will meet with Riley McWilliams on-site in order to better understand his estimate.

NEW BUSINESS:

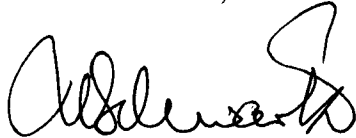
The bid from Front Range Arborists was reviewed and Marilyn made a motion to approve the bid as submitted. The motion carried unanimously. Larry reported that the vinyl fence between 3742 & 3748 has been vandalized with orange marker. Most of the excessive decorations in front of 4007-201 have been removed. April will conduct an inspection to confirm the final items have been removed.

3864-101 damaged the stucco with potted plants on the ledge of the wall. The stucco needs to be repaired and the owner needs to be billed.

The Budget Meeting was rescheduled for October 25, 2011 at 4 p.m. at the offices of Z&R.

4008-101 has grandfathered dish in the ground outside the unit. Z&R sent a second reminder letter that this dish must be removed prior to the closing of the sale on the unit. April will follow up to ensure the letter was received and understood.

There being no further business, the meeting was adjourned at 7:22 P.M. The next Board meeting is scheduled for January 23, 2012 at 6:00 P.M. The annual meeting is scheduled for November 29, 2011 at 6:00 p.m. at the Tutt Police Station.



Ulrich Schwartz
President



Darren H. Burns
Property Manager