

Hiland Hills Townhouse Owners Association

Board of Directors Minutes-Annual Meeting

June 14, 2011

The monthly Hiland Hills Townhouse Owners Association Annual Meeting was held at the Hiland Hills Clubhouse, 7995 E. Mississippi Ave in Denver, Colorado on Tuesday June 14, 2011.

Board Members Present

President	Charmayne Smith
Vice President	Naomi Geidel
Treasurer	Jay Cunha
Secretary	Joy Giles

Board Members Absent

None

Board Members Quorum

A quorum of the Board Members was present

Property Management Personnel Present

Property Manager	Solena Hernandez
Maintenance	Lawrence Cremean

Introduction of Current Board Members

Call to Order

Charmayne Smith called to order the meeting @ 6:31pm

Approval of Minutes

A motion was made by Joy and seconded by Jay to approve the May 11, 2010 annual meeting minutes.

Review of YE June 2012 Budget

Positive cash flow of \$47,000.

Reserves with \$110,000. Positive cash flow

Special Assessment Status Update

Loan is paid off in 2014

No Special Assessment increase at this time

Announcement of Board Members Slate (1 positions - floor nominations accepted)

-Naomi Geidel will no longer be on the board.

Director Election

-President	Jay Cunha
-Vice President	Charmayne Smith
-Treasurer	Charmayne Smith
-Secretary	Joy Giles

Discussion of Proposed Projects

Solena went over the list of projects for the upcoming year

Hot Tub Removal

Continuation of Electrical as funding allows

Planting of New Trees

Continuation of Soffit Repair

Patching of Pot Holes

Tree Trimming

Fence Staining

Paint curbs

Ongoing dumpster repair

Clean 50% of the rockbeds

Planting of flowers

Open Discussion

Discussed timing for electrical project, explained money is the issue, that we need to build up funds to continue. Home owner was concerned about notification; Solena explained there would be at least a 30 days' notice before Hinton begins work. There are 4 buildings left.

Mei le wanted to know if there was going to be a special assessment for electrical? Solena – no there was a mistake on the notice by Merle, there is an increase in dues, not the assessment, and it is to build up reserves for parking lots, roofs etc.

Jan wanted to know if the sidewalks and parking lots could be done sooner. Not at this time because of funding.

Mei le wanted to know how many foreclosures – Solena answered 4 possibly 5.

Jan wanted to know about delinquencies – Solena answered that we don't have under 5% and that the bank had threatened to call the note due on the loan. Solena, LCM, and the Attorneys are all working on collections.

Ned – is there an electrical deadline by insurance company? Solena – No

Dmitry wanted to know how long the special assessment would continue. Solena – 2014

Ned – are the dues being raised. Solena – yes to \$7.50 on July 1st

Mei le - appreciates that we are putting money away and the way the property looks.

Jan – Which buildings are in most need of roof repair? Lawrence answered – G building per our contractors.

Ron explained what the roofs look like and what happens on the roof with snow and water, there is no slope.

Ron was not happy with the job Jones did. Solena said they did what they were paid to do. (\$3000.)

Discussed how staining of one side of "J" building could be done in 30 minutes with the stain. The color is natural cedar

Ella asked if 10% was being put into reserves? Solena – yes, donating 10% to reserves to meet FHA requirements

Raelee – wanted to know if we were notifying home owners if they had dead or abandoned plants/planters. Solena – yes, notices were sent out and we will follow up when the 10 days expire.

Raelee asked about weeds. Lawrence sprayed pre emergent, it will take time.

Ron Planted flowers for the office (Solena)

Mei le – asked about door paint. Solena told her that we had a sample board in the office to come see.

Rae lee wants a community clean up. Schedule for the weekend after the 4th of July.

Jay – asked the home owners to think about a garage sale the 2nd or 3rd weekend in July.

Adjournment

Joy made motion to adjourn, Charmayne seconded the motion.