

Hiland Hills Townhomes Owners Association

A NONPROFIT CORPORATION

Board of Directors Meeting Tuesday, July 9, 2013 – 6:30 PM

MINUTES

A. Call to order at 6:42 PM

Board Members Present: Dmitry Gall, Tony Pfeiffer, Eric Ericson, Amanda Smith, Diane Rogers, Brenda Smith, Chris Ricketts

Board Members Absent: None.

Also Present: Lynn Conforti., D2; Kathleen deRussy, F2; Joy Giles, F4; Charlotte M. Radel, E2; and Brad Smock, TOA Manager.

B. Approval of Prior Minutes

Dmitry Gall moved to approve 3 sets of Minutes from Board Meeting March 13, 2013, Budget Meeting and Final Budget meeting. Tony Pfeiffer second. The motion carried.

C. Financial Report

Year to date as of June 30, 2013

Income	\$601,520.28
Expenditures	\$556,513.76
Net	\$54,006.52

Delinquencies

\$37,000 23 Units

Currently 1 foreclosure is in progress. There are 2 more that are heading that way.

D. Manager's Report – Brad Smock

The Denver water free replacement program has interested the required 50% of owners and is in progress. The toilets are white only, round or elongated. Denver water will let us know when the Maxwell brand toilets are available approximately mid-August. Each toilet is designed to use a maximum of 1.28 gallons per flush.

E. Unfinished Business

1. The Building G roof replacement project is complete at a cost of \$95,797.
2. Electrical inspections have stopped and the inspector has signed off on the project.
3. Inquiries for a second recycle dumpster revealed the one on-site has not been overflowing and is provided at no charge. The vendor provided a quote for a second recycle bin/dumpster at \$71 per month and a drop/delivery fee of \$75. No motion was made on this matter. The one recycle dumpster/bin will remain but no second dumpster/bin will be added.

F. New Business

1. Homeowner request for waiver on one late charge. The homeowner has not been late in the past three (3) years. Tony Pfeiffer moved to waive one late charge. Chris Ricketts second. The motion carried. Brad Smock will inform the homeowner of the waiver.
2. K1 request for an exception to install an oversized storage bin on the patio was reviewed. The Board will reconsider a new request for a storage bin that is lower than the fence height. An exception was not granted.
3. H2 request for a storage bin inside the fence was reviewed; it is lower than fence height. The request included adding a concrete pad for the bin to rest upon. Dmitry Gall moved to allow the bin without an additional concrete pad and that the bin not be attached to the fence. Tony Pfeiffer second. The motion carried.
4. Central Storage was discussed and more information is needed.
5. F7 submitted the requisite paperwork to request a satellite dish antenna. Per the FCC Over The Air Reception Device Rule (OTARD), the Association approves or denies the location and installation method of satellite antennas installed in common area. The owner's unit faces away from the satellites and is requesting installation in common area. The antenna will be situated in the middle of the roof over Unit F7, facing south, while mounted a standard tripod/frame supplied by the antenna provider, including a protective blanket under the tripod, it cannot be visible from the street and

that no screws may be used or holes may be made that penetrate the roof. Tony Pfeiffer moved to approve installation meeting the above requirements. Dmitry Gall second. The motion carried.

6. G4 window replacement request. If the proposed change meets the Association guidelines, the manager may receive the paperwork.
7. Survey

Brenda Smith tallied the surveys. Copies of the results will be sent to the Board. The response at 24% was more than double that of most HOA surveys of around 10%.

G. Adjournment

1. The next meeting will be Tuesday, September 10, 2013 at 6:30 PM.
2. The meeting adjourned at 7:35 PM.

Approved: September 10, 2013