

# Hiland Hills Townhomes Owners Association

A NONPROFIT CORPORATION

## Board of Directors Meeting Tuesday, November 12, 2013 – 6:30 PM

### MINUTES

#### A. Call to order at 6:54 PM

Board Members Present: Dmitry Gall, Eric Ericson, Amanda Smith, Tony Pfeiffer Chris Ricketts.

Board Members Absent: Diane Rogers.

Also Present: Parvangh Aliasghari, B-13; Phyllis White, B-15; Lynn Conforti, D-2; Carol Christopher, B-10; Kat Maack, K-5; Suzy Koch, A-15; Nathan Frazier, F-24 and Brad Smock, TOA Manager.

#### B. Approval of Prior Minutes

Tony Pfeiffer moved to approve the Minutes from Board Meeting September 10, 2013. Eric Ericson second. The motion carried.

#### C. Financial Report

##### September 2013

Income	\$54,137
Expenditures	\$20,708
Net	\$33,429

##### October 2013

Income	\$52,213
Expenditures	\$36,504
Net	\$15,619

##### Annual Storm Drain Billing

##### Delinquencies

\$33,636.24    27 Units    4 foreclosures – A5; E5; J8 & F8

D. Manager's Report – Brad Smock

Manager's report was reviewed and accepted by the Board.

E. Unfinished Business

1. The Denver Water toilet replacement program is done
2. Building E roofing project is moved to Spring of 2014. Reported leaks will be repaired as needed.

F. New Business

1. Vice-President position is vacant due to Brenda Smith's resignation. Officer assignment will be put over to the next meeting.
2. A-23 requested modification of fence slats and offered to stain the fence. Tony Pfeiffer moved to approve the request. Eric Ericson second. The request is approved.
3. Two owners requested a waiver on the late charges. Tony Pfeiffer moved to waive the late charge as requested. Chris Ricketts second. The motion carried.
4. Late charge policy was reviewed. The following suggestions were made:
  - A. When the delinquent account is \$25 to \$99.99, only a notice is to be sent to the owner.
  - B. When delinquent account is \$100 or less, no late charge is to be assessed.
  - C. When the delinquent account is less than \$100, the notice is to be hand-delivered to reduce mailing costs.

Manager will write up suggested policy for Board's review.

5. In-house payment plan policy for delinquent owners was reviewed. Tony Pfeiffer moved to accept. Eric Ericson second. The motion carried.
6. E-10 requested permission to modify some landscaping adjacent to his unit. Tony Pfeiffer moved to approve the request. Eric Ericson second. The motion carried.

G. Homeowner Forum

A unit rented without approval was fined for violation of the Governing Documents. The owner requested a waiver on the fines. The request was denied. The owner will put the unit on the market. The tenants have moved out.

A reminder to all pet owners: please keep your pet inside. It must be on a leash or in a carrier when in common area. The Board President will discuss this with the owner of the grey cat.

It was requested to relocate the stop sign taller and to the left on the east side of the entrance/exit so it can be seen. The current location makes it easily hidden when a vehicle is parked next to it. Several close calls have occurred. All drivers, please only use the entrance side to enter and the exit side to leave. We want to avoid collisions on property.

A request to trim the tall grasses at the exit that block the view of on-coming west-bound traffic on Mississippi Ave.

The Hiland Hills sign took a beating from the sun this summer and needs some TLC. This is on the Finance Committee's agenda.

#### H. Adjournment

1. The next meeting will be Tuesday, January 14, 2014 at 7 PM.
2. The meeting adjourned at 7:30 PM.

Approved: January 14, 2014