

Hiland Hills Townhouse Owners Association
Board of Directors Meeting
July 14, 2015

Call to order 7:02pm

Board members present: Chris Ricketts, Rick Smith, Dmitry Gall, Tony D'Angelo, Sharon Snell, Amanda Smith

Board members absent: Dianne Rogers

Homeowners present: Eric Ericson (H-02); Kat Maack (K-05); Rudy Nunez (J-08); Charlotte Radel (E-02); Tony Pfeiffer (G-02).

Homeowner forum:

Commendation to Brad from Charlotte Radel for taking care of a storm damaged tree issue quickly.

Manager's report: Brad read the report.

March 2015 minutes were approved.

Financial report: Accepted

Old Business:

- Building A roof has been completed. There were 9 units with leaks for the whole project and repairs made
- No other old business items

New Business:

- Rudy Nunez has a complaint about flooding on his patio and a tree outside his fence. Engineer will be contacted to come up with a solution.
- Slow draining storm water was discussed at length
- Some fence boards in J-01 have knots. Board approved replacing four fence boards.
- Board approves both doors for F-04, as long as they are within the color scheme.
- Dogs off leash – Brad will first issue a courtesy notice. If continues - violation letter
- Nuisance barking – Brad will first issue a courtesy notice. If it continues - refer the complainant to animal control. Owners with complaints are encouraged to call Animal Control first. The more owners that call, the more seriously Animal

Control will take the complaints and take subsequent action. Complaints to Animal Control result in citations, subsequent complaints result in fines.

- Bid from Lincoln was accepted for Soffit repairs
- Enright was approved for the re-paving project
- Transfer of \$60,000 Guaranty Bank from the reserve account was approved.
- Board voted to send this particular owner to the attorney. Balance is \$1,911.51
- The bank has taken possession of F-22. There is an auction date. Brad will find out whether the Association is in line to pay off the lien and take ownership.
- Building B roof replacement was approved by the board at \$100,00 and is scheduled for September, provided there are funds, otherwise Building C will be next at \$75,000.

Adjournment 8:41pm

Approved: September 8, 2015