

Hiland Hills Townhouse Owners Association
Board of Directors' Minutes-Annual Meeting
May 14, 2009

The monthly Hiland Hills Townhouse Owners Association Meeting was held at the Hiland Hills Townhouse Clubhouse, 7995 East Mississippi Avenue in Denver, Colorado, on Thursday, May 14, 2009.

Board Members Present

President	Suzy Koch
Vice President	Ella Averbukh
Secretary	Naomi Geidel
Members at Large	Laura Gilman

Board Members Absent

Treasurer	Antoinette Schmitz
Members at Large	Shannon Huehn Linda Barton

Board Member Quorum

A quorum of the Board Members was present.

Property Personnel Present

Property Manager	Pam Leighty
Maintenance	Jacob Reynoldson

Call to Order

Suzy Koch, President, called the meeting to order at 6:39pm.

Approval of Minutes

-A motion was made by Ella and seconded by Laura to approve the March 12, 2009 minutes. The motion carried.

Introductions of Current Board Members

Introductions of Property Manager and Maintenance

Review of 2009-2010

- Will be reviewing investments for better rate of return.
- Loan interest balance is lower than anticipated so those extra dollars will be put toward reserves.
- Still fine tuning the worksheet on the Special Assessment, should be completed in the next few days. Will be completed by July 2014.

Board Member Slate

- Antoinette will no longer be on the board.
- Nominations-Rudy Nunez, Patti Brooks, and Charmayne Smith.
- Also nominate current members to lengthen term-Ella and Laura.
- Welcome of new board members-Rudy, Patti and Charmayne.

Discussion of Projects

- AGS
- Repaired sidewalks, shingles, carports and drains.
- Look into new ways to save on operating costs.
- Forecast projects for 10 years.
- Look into electrical issue due to insurance.

Thanks

- Dennis had some words of thanks for the current board, Pam and Jacob for their work on the AGS project. A big thanks to Suzy for everything that she did to get this project done.
- Thank you to all the building captains for all their help in passing out flyers, picking up trash, and painting.
- Thank you to Pam and Jacob for their work.

Open Discussion

- Residents are responsible for their own landscaping cleanup on the inside of their fence. Any help on the outside common areas is welcome.
- Community Yard Sale will be June 6 & 7. Please sign up in mailroom if you would like to participate.
- 3 units for sale. 2 will be under contract soon due to short sale and one going into foreclosure.
- Will have grass seed available for dirt areas on grass.
- Door color choices will be discussed at next meeting.

Adjournment

A Motion was made by Laura and seconded by Suzy and passed to adjourn the meeting at 7:30pm.

