

Hiland Hills Townhomes Owners Association  
A NONPROFIT CORPORATION

Board of Directors Meeting  
Tuesday, September 12, 2017, 7:00 PM

MINUTES

A. Call to order at 7:00 PM

Board Members Present: Chris Ricketts, Dianne Brown, Sharon Snell, Michael Dunlap, Dmitry Gall, Tony D'Angelo

Board Members Absent: Rick Smith

Also Present: Brad Smock, Association Manager

Home owner Present: None

B. Approval of Prior Minutes

Chris Motion to accept Minutes  
Tony Seconds

C. Financial Report

July 2017	Revenue \$52,174.04
	Expense \$13,516.58
	Net \$38,657.46
August	Revenue \$51,848.00
	Expense \$37,644.47
	Net \$14,965.42
YTD Revenue	\$104,783.93
YTD Expenses	\$51,161.05
	Net \$53,622.88

Delinquencies

Total Delinquencies- 7 Units	\$13,723.10
March 31, 2016 - 18 Units	\$38,144.75
November 1, 2015 - 22 Units	\$54,389.17

0 Known units in foreclosure

Chris Ricketts motioned to accept July 2017 budget.  
Dianne Brown seconds. Motion carries

D. Manager's Report – Brad Smock

Brad read Managers report.

E. Old business.

1. Carport numbering bids.

Sharon Snell motioned to accept First place Finishes Llc High reflective Paint.  
Chris Ricketts Seconds. Motion carries 3 Favor 1 no, 2 abstain.

2. Building E fence staining bids.

Brad and temp will do before end of month

3. Community Volunteer work day - Waiver

Dmitry Gall motioned that volunteers waivers be keep on file  
Tony D'Angelo Seconds. Motion carries

4. Community volunteer work day - Insurance

Chris Ricketts motioned to have Brad Check with insurance about adding  
volunteer workers compensation coverage.  
Tony D'Angelo Seconds. Motion carries.

5. Fitness equipment committee cost proposal

Moved to November meeting.

6. 2017 Asphalt and concrete replacement update

Done, speed bumps to be put in next week. Brad needs to purchase a couple of more blocks.

7. Chris Ricketts motioned to form a speed bump committee for placement. Michael Dunlap seconds. Motion carries Brad, Sharon and Rick to be on committee.

8. Insurance claim/Lawsuit update.

Has been moved to federal court. Brad will forward and email. Attorneys request a conference call.

9. Lawn care \_ sprinklers - weeds

Brad will change timer to middle of the night. Hoping for better water pressure to reach more zones.

10. Additional items from the board.

#### F. New Business

1. Rules enforcement- family members - attorney letter

Dmitry Gall motioned to have attorney create a template that we can use for further notification on incidents of vandalism.

Tony D'Angelo seconds. Motion carries

2. West side drainage pit needs cleaned out.

Chris Ricketts Motioned to have the west drainage cleaned out, by October 15 by previous company if available.

Dmitry Gall seconds. Motion carries

3. A-3 owner requested handrail

Michael Dunlap motioned to accept A-3 requests for handrail. Board would pay for handrail and owner would pay for professional installation

Diane Brown seconds. Motion carries.

4. D-14 request to have their own spigot installed

Chris Ricketts motioned to accept D14

Sharon Snell Seconds. Motion carries.

D-16 request to move water spigot in fence.

Dmitry Gall motioned to accept move water spigot inside fence at owners expense.

Diane Brown seconds. Motion carries 1 abstain

5. Unit H12 with water damage fro toilet requested repairs

Michael Dunlap motioned to consult with attorney on H12 issue.

Chris Ricketts seconds. Motion carries

6. Rule- Excessive garden watering by homeowners

Diane Brown motioned to send notice with Denver water rules and regulations.

Recommend this unit follow the rules.

Tony D'Angelo seconds. Motion carries

7. Walkway repairs

Put over to next meeting.

8. Home owner forum

Carl Jensen B5 inquired about new windows procedure.

G. Adjournment

1. The meeting adjourned at 8:53 PM.

Approved: \_\_\_\_\_  
(Date)