

Hiland Hills Townhomes Owners Association
A NONPROFIT CORPORATION

Board of Directors Meeting
Tuesday, May 8th, 7:00 PM

MINUTES

A. Call to order at 7:03 PM

Board Members Present: Chris Ricketts, Dianne Brown, Rick Smith, Dmitry Gall, Michael Dunlap, Tony D'Angela

Board Members Absent: Sharon Snell

Also Present: Brad Smock, Association Manager

Home owner Present: Caryl Buckstein, Eric Ericson, Raelee Frazier

B. Approval of Prior Minutes

Dianne Brown motions to accept March 13, 2018 minutes With minor changes
Tony D'Angelo Seconds

C. Financial Report

March 2018

Revenue	\$52,268.18
Expenses	\$11,007.01
Net	-\$41,261.17

April 2018

Revenue	\$52,957.23
Expenses	\$35,188.90
Net	\$17,768.33

YTD Revenue	\$524,581.40
YTD Expenses	\$405,264.69
Net	\$119,816.71

Operating Account Balance	\$82,651.49
Reserve Accounts Balance	\$805,100.26

Delinquencies

Total Delinquencies - 12 Units	\$13,940.97
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March 31, 2016 - 18 units	\$38,144.75
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November 1, 2015 - 22 units	\$54,389.17
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Delinquencies

Total Delinquencies - 11 Units	\$9044.95
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March 31, 2016 - 18 Units	\$38,144.75
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November 1, 2015 - 22 Units	\$54,389.17
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0 known units in foreclosure

Diane Brown motioned to accept Financial reports

Rick Smith second. Motion Carries

D. Manager's Report – Brad Smock

Brad Smock read the manager report.

E. Old Business

a. 2018-19 Budget

Michael Dunlap motioned to accept 2018/2019 budget.

Tony D'Angelo second, motion carried

b. 2018 Annual Owners Meeting - Set Date- Cater or Cook

Annual Meeting set for June 30th 2018. 10:00 AM

c. Work Day task list

Work day will be May 19th 2018. 8:30 - 12:00

d. Building E Fence Staining Project

Will be done by the end of June.

e, Rule Enforcement

f. Office Staff

No need per Brad

g. Maintenance Staff

Brad will run another add.

h. Auto Owners Insurance - Roof Lawsuit Update

Brad to try and schedule a meeting for 6 PM May 17th 2018

New Business

A. Roadway Asphalt Repairs

Put off until July 2018 meeting.

B. Concrete Walkway Repairs

Tony D'Angelo motioned to accept Enright Companies LLC bid for concrete Repairs.

Rick Smith second, motion carries

C. Other items from Board Members

Rick Smith is concerned about recent roof leaks in the 4 buildings waiting to be re roofed.

Chris ask the we check with attorneys about what we can do to mitigate leaks until the case is complete.

The board asks Brad to get bids to fix leaking roofs and to compile a list of leaks from this year.

Home Owners Forum

Home owner brought up concern about small children without adult supervision. playing in common areas , parking lot and behind cars.

Chris brought up having a reminder to homeowners about rules and regulations pertaining to all drivers observing the 10 mph limit.

Adjournment

1. The next meeting will be Tuesday 07/12/2018
2. The meeting adjourned at 8:17 PM.

Approved: _____
(Date)