

Hiland Hills Townhouse Owners Association
Board of Directors' Minutes
January 15, 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, January 15, 2009.

Board Members Present

President	Suzy Koch
Vice President	Ella Averbukh
Treasurer	Antoinette Schmitz
Secretary	Naomi Geidel
Members at Large	Shannon Huehn Laura Gilman Linda Barton

Board Member Quorum

A quorum of the Board Members was present.

Property Personnel Present

Property Manager	Pam Leighty
Maintenance	Jacob Reynoldson

Homeowners Present

Ned Coons, Ron Skoty, Katy Walker, Rudy Nunez, June Stratton, Lynn Conforti, Jan Lechman, Dennis Santford

Call to Order

Suzy Koch, President, called the meeting to order at 6:30pm.

Approval of Minutes

-A motion was made by Ella and seconded by Linda to approve the November 5, 2008 minutes. The motion carried.

Treasurer's Report

Antoinette reported the following

Income \$33,807.52

Expenses \$36,375.05

-\$2,567.53

#1 expense -Insurance

Per Unit=\$227.35

Foreclosure Report

-1 going into foreclosure

-Nov./Dec. Delinquent= \$2600.00

Old Business

Jacob reported the following.

- There were a lot of burst pipes from last freeze.
- Worked on snow removal, street cleaning, new signs, vine removal at end of buildings, completed work tickets.
- Received Comcast bids for cables.
- Received pool furnace bids. Also need new pool drain per new law.
- Reviewed utility bills to find leaks.

Facelift Project - AGS almost wrapped up, still need final walkthrough and cleanup. Jacob is keeping track of his hours that he has done for cleanup and will be billed back. Gates were not sealed. Will call to get dumpsters removed. \$40,000 will be held back until work is complete.

Pam reported the following.

- Worked on Declaration paperwork and new Bylaws.
- Worked on Loan.
- Organized binders.
- AGS invoices.
- 20 frozen and 10 burst pipes.
- Utility bill analysis.
- Day to day management duties.

Other

-Governing documents are going to court February 2, 2009. They will go into effect after court date.

New Business

- D1 carport-Motion by Laura, second by Ella and passed to have a Structural Engineer look at the carports for maximum of 2 hours and if more time is need, then board will discuss and decide.
- H8 commercial vehicle-Need to check if the GVW is $\frac{3}{4}$ ton or over and if so it will need a violation since it is not allowed on property due to weight restrictions.
- A24 towing fees-Motion by Laura, second by Linda and passed to waive late fees and interest if he pays the tow fees.
- A12-Ice melt will be given to unit to use.
- Need to check on signs to post around property for areas will ice.
- H2-Motion by Linda, second by Ella and passed to allow the owner to place pickets on the interior of fence at own expense as per Board and Jacobs specifications.
- Jacob will use up wood around property to fit into furnace door bottoms to reduce drafts.
- D2-Motion by Ella, second by Laura and passed to allow the owner to place pickets on the interior of fence at own expense as per Board and Jacobs specifications.
- F12-Owner is not paying for tow.
- June 2008 Audit will be voted on via email.
- B16 lien-Motion by Antoinette, second by Shannon and passed to put a lien on unit due to white windows.
- K12 lien-Motion by Antoinette, second by Shannon and passed to put a lien on due to back dues.
- Motion by Shannon, second by Ella and passed to sell printer for \$50.
- Lawn equipment-will make list of equipment that is not need any longer. Will look into how much it will be to fix and sell.
- Hardscape-need proof of variance given by Board and then will look at on an individual basis.

- Cables- 24 units had broken cables due to AGS.
- Thank you to Suzi Koch for the work she has put into keeping the facelift project going.

Owner's Forum

- Getting bids on trash enclosures.
- Snow removal for those with disabilities.
- H3-soffitt
- Window treatment violations for unit with purple and red curtains.

Adjournment

A Motion was made by Laura and seconded by Antoinette and passed to adjourn the meeting at 7:58pm.

