

**Hillwood Condominium Association**  
**July 20, 2009**  
**6:30pm**

**Homeowners Forum:**

**Call to order:** 6:40 pm

**Members Present:** Karla, Megan, Doug, Carrie, Cori present. CDC representative present, Chantelle Mitchell.

Guest: John Burley (Goff & DeWalt)

**Approval of previous minutes:** Subject to proposed changes that Chantelle will send to Carrie. Motion: Doug, Second: Cori

**Goff & DeWalt (Attorney) Presentation: Building Envelope Study**

John discussed the recent study, recommended course of action, timelines, and basic cost associated with hiring the Attorney and the engineers to get the Hillwood Association through the process. The Association has until October 2010 to complete inspections and review and take any necessary action with the developer.

Preliminary inspection costs for the general contractor and architect are between \$5,000 and \$15,000.

**Treasures Report:**

Megan presented the budget and an overview of the short fall for reserves. The Association did not raise dues enough last year to cover the money needed to fund our reserves.

Megan will draft a letter to the Homeowners with 3 recommendations from the Board for next year. The Board will request feedback from homeowners before making any final decisions regarding next years budget. The Board will then revisit the budget after the feedback from the homeowners. Chantelle will get the remainder of the bids for insurance and landscaping.

Cori motioned to withhold reserve contributions for 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> quarter of 2009, Second: Doug.

Cori asked that the Board consider posting economic resources for homeowners on the Hillwood website.

**Committee Reports:**

- a. Landscape:
  - Chantelle is getting a new bid from Tru Greens and 3 additional bids.
  - Playground tree removal scheduled for Tuesday, 7/21/09.
- b. Parking:
  - Karla will draft letter for the vehicle causing parking issues by the mailboxes.
- c. Social: Nothing to report.

**Property Managers Report:**

- a. See pages 27 to 32 of handout.
- b. Fire Lane Signage: the current padlock is fine. Andy will finish signage and post.
- c. Note that the visitor parking sign is missing in front.
- d. Board requested that Chantelle continue to fine the homeowner that is not complying with the request for proof of a background check. The daily fine for non-compliance is \$25.00.
- e. The fence behind the C building will cost \$445.00 to fix.
- f. The bird problems reported by C301 & C302 will cost \$445.00 to remedy.
- g. Chantelle is reviewing possibly cheaper options for maintaining the pool.

**Old Business:**

- a. Chantelle requested an updated punch list. She has not received a response from the developer.
- b. Karla purchased the sprinklers and they were installed.
- c. Hardwood Flooring: nothing new to report.
- d. Spa code compliance: in process and pending county approval.
- e. Building envelope inspection: Chantelle will proceed with a bid for changes to the declaration. Motion to proceed with Building Envelope Inspection. First, Doug, Second, Megan.
- f. Dryer and Chimney Inspection: Motion to accept All American bid with the discount group rate for cleaning and get reimbursed from homeowners. Motion included rescinding the prior chimney cleaning approval. First, Karla, Second, Megan.
- g. Gutter Cleaning: tabled until August meeting.

**New Business:**

- a. Budget Review
- b. Motion to approve H101 Rental request. First: Cori, Second: Megan.

**Next Meeting: August 17, 2009 @ 6:30 pm**

Moved to executive discussion at 8:26 pm.

Executive Session ended at 8:36 p.m.