

**HILLWOOD CONDOMINIUM
BOARD OF DIRECTORS MEETING MINUTES
Date: June 21, 2010**

Homeowners Forum:

None.

Call to Order:

6:40 p.m.

Roll Call:

Present: Karla Slate – President, Tim Tyni – Vice President, Megan Ackaert – Treasurer, Carrie Lopez – Secretary, CDC Representative – Chantelle Mitchell

Absent: Phil Hancock – Member at Large

Approval of Previous Meeting Minutes:

Chantelle will send the 5.17.10 draft minutes to Carrie to complete a couple additional pieces of information. Minutes will be approved at the July meeting.

Treasurers Report:

Megan presented the May Financials. The Building Envelope expenses will be paid from operating expenses. Cash flow is good.

Committee Reports:

A. Landscaping

Nothing new to report.

B. Parking

A homeowner who has continued to violate the visitor parking rules will now be fined.

Manager's Report: Delinquencies

Delinquencies were discussed in Executive Discussion.

Old Business:

A. Goff & Dewalt (Attorney):

Buildings Envelope Report – Discussion

Chantelle will contact the insurance company to determine if any issues found can be claimed on the insurance. In addition, Chantelle will ask the Attorney's for case studies involving suits of a developer.

The Board would like to call a special meeting to educate and disclose the study to Homeowner's and to solicit feedback.

Tim made a motion to prepare and send an initial disclosure to the developer. The next course of action will be determined based on Chantelle's additional research and the developer's response. Second – Karla. Unanimously approved.

B. C, D, & E Bldg Drainage:

There are two options for consideration; a French drain or TruGreen's option to just slope the dirt away. Megan motioned to approve GM Construction's bid and drainage solution in the amount of \$5,000.00. Second – Tim.

New Business:

A. F Building - Rental Request

The rental agreement was approved with conditions discussed during Executive Session.

There was a general discussion of other rentals at Hillwood.

General Session: Adjourned at 7:30 p.m.

Executive Session: Began 7:30 p.m., adjourned at 7:38 p.m.

Adjournment: Motion made to adjourn the meeting @ 7:38 p.m. and seconded.

Next Meeting: Scheduled for Monday, July 20, 2010 @ 6.30 p.m. in the Clubhouse.

Respectfully Submitted by:

Carrie Lopez
Secretary