

Hillwood Condominium Association
August 17, 2009
6:30pm

Homeowners Forum

Call to order: 6:50 pm

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

Approval of previous minutes: Tabled for email or next meeting. Chantelle will review and send proposed changes to Carrie.

Window cleaning was mentioned with discussion about whether or not the Board should consider giving the cost to the homeowners.

Treasures Report:

Megan presented a final budget and asked for approval. Motion to approve: Doug, Second: Cori

September 21, 2009 will be the Annual Ratification Meeting at 6:30 p.m. at the school.

Committee Reports:

- a. Landscape: Nothing to report.
- b. Parking:
 - Visitor parking sign and for sale sign missing from front entrance. Chantelle will contact maintenance to repair.
- c. Social: Nothing to report.

Property Managers Report:

- a. See pages 27 to 32 of handout.
- b. The Chimney vent and dryer inspection is scheduled for Saturday, September 12th. A schedule for each building will go out in advance.

Old Business:

- a. Developer Update: there has been no response.
- b. Hardwood Flooring: the Standards were mailed out.
- c. Spa code compliance: nothing new to report.
- d. Building envelope inspection: Megan motioned to approve the letter and building envelope study, notice and survey going to homeowners. Second: Cori.
- e. Gutter Cleaning: see page 28 of Property Manager's report. Chantelle indicated that Cascade is efficient and that they ensure safety measures

are taken. Megan motioned to approve Cascade's bid and move forward.
Second: Doug.

New Business:

- a. Rental request for H102. A request to rent has come in. Documentation to follow for discussion at the September meeting.
- b. Chantelle requested month to month contract for Tru Green. The Board is waiting for the remainder of the bids and will review them at the September meeting.
- c. Sprinkler System: watering is too labor intensive for someone to manage right now. Board would like to look at putting a sprinkler system long term.
- d. Insurance: CAU includes earthquake insurance in the amount of \$20,000. The current policy renewal is in December. Chantelle is waiting for the information on what the penalty would be for terminating the policy early. The annual cost of \$16,000 does not include earthquake insurance. The new policy would be in effect with no increase for 3 years. This was tabled for further discussion at the September meeting.
- e. Homeowner requested that we look into fencing to protect the property from trespassers and theft.

Next Meeting: September 21, 2009 @ 6:30 pm at the elementary school.

The Board moved to executive discussion at 7:40 pm. There was a general discussion of the Budget. No recommendations to be made.

Executive Session ended at 8:05 p.m.