

**APPROVED ANNUAL MEETING, HILLCREST VILLAGE
HOMEOWNERS ASSOCIATION
MARCH 11, 2009**

Board Members Present: Donna Franz, President; Dave Ruby, Vice-President; Doug Graves, Treasurer; and Stan Gardenswartz, Vice-President were present. Val Lawton, Secretary was absent.

Home Owners and Guests Present: Betty Vean, Pat and Mike Scherer, Doris Craigmile, Leonard Silverman, Devon Bowes, Betty Perry, Gerry Miller, Margaret Levitt, Marian Miklin, Sally Gardenswartz, Bob and Faith Hofstader, Artis Silverman, Sharon Joseph, Pat Appelbaum, Wendy Ruby, Kim Graves, and Linda Hoffman all Unit Owners, were present. Proxies were received for all but three other Unit Owners making a quorum for the annual meeting.

Kim Porter, Esq., Association Attorney and Tracy Mulvihill, Community Manager were also present.

Ms. Franz explained that Val Lawton was unable to attend the meeting as they were selling their home in Tucson and planning on making Denver their full-time residence. Tracy Mulvihill would be taking the minutes and Dave Ruby would be performing Mrs. Lawton's duties at this meeting. Ms. Franz introduced the Board and new homeowner Ms. Artis Silverman, Unit 212.

Call to Order: The annual meeting of the Hillcrest Village Homeowners Association was called to order on March 11, 2009 at 5:34 p.m. by President Donna Franz. Ms Franz recognized Dave Ruby. Mr. Ruby stated that a quorum of members was present in person or by proxy to conduct the necessary business of electing Directors and other business that may come before the Board and Members. Reference was made to the "Proof of Notification of the Annual Meeting" by postal mail, e-mail, and posting in the mail room of the building on February 11, 2009.

Approval of the Minutes: It was moved by Ms. Vean and seconded by Mr. Graves to waive reading the minutes of the Annual Meeting of March 11, 2008 and the last regular meeting of December 10, 2008. The motion carried, and the minutes were approved with no corrections.

President's Remarks: Ms. Franz acknowledged and thanked the 2008 Board, Tracy Mulvihill Community Manager and Kim Porter the Association attorney. She then recognized Homeowners who volunteered and served on committees by thanking Sharon Joseph who worked with the board on the 2008 budget; Betty Vean-Chairperson, Wendy Ruby, Betty Perry, Pat Scherer, Sally Gardenswartz, and Val Lawton who worked on the Architectural Review Committee; and Mike Scherer for his work chairing the Nomination Committee. Ms. Franz encouraged all homeowners to be involved and sign up for a committee.

President Franz gave the following report regarding accomplishments and activities for the last year:

- a) Re-caulked the entire exterior of the building
- b) New Lease Agreement-Should a homeowner wish to lease their unit, the Association has an approved Lease Agreement (See Rules and Regulations).
- c) Replaced a garage door spring

- d) New elevator security pad was installed in the garage for added security from the garage to the upper levels.
- e) Renegotiated Otis Elevator contract saving over \$700 per year
- f) New security cameras installed at all entrances, pedestrian doors and inside and outside of the garage. Should anyone wish to see the monitor, contact Donna Franz or Tracy Mulvihill.
- g) We started painting the interior of the building and will continue painting all the interior common element halls, foyers, doors and trim.
- h) The ARC with the help of designer Kari Mugavero selected the carpet, fabrics, and sofa for the lobby. All of this is covered by Harford Insurance, the insurance company for Carter Electronics that accidentally broke the sprinkler pipe. Everything was approved by the Board and is on order for the "new" \$70,000 lobby. All of the carpet will be replaced on the first floor (not including the stairwells). It is a very similar pattern to what we had. We listened to those homeowners that suggested a warmer, brighter color in the lobby and the sofa will be done in an orange/persimmon with gold and green cording accents. The benches and pillows will be done in complimentary colors and fabrics.
- i) After the sprinkler pipe break and the dumping of 300 gallons of water and some 180 gallons of glycol in the lobby, there were concerns and questions as to how the sprinkler system works; i.e. If a fire starts in one unit, do all the sprinklers on the same floor go off? Does the glycol which is a hazardous material also spray out? Ms. Franz and Ms. Mulvihill met with the fire sprinkler company and learned that should sprinklers go off in a specific unit, only that unit's sprinklers will turn on (unless the fire would spread to another unit). Also, the sprinklers emit only water...not the glycol. The glycol is in a separate tank and it is what keeps the water from freezing in the pipes. We also learned that the sprinkler head covers in every unit should not be painted over. These covers are heat sensitive and that is what makes them pop open and spray water.
- j) The entire Move in and Move out fees were paid back as budgeted.
- k) For hopefully the last time, we replanted trees that had died on the NW side.
- l) We planted more white and yellow daisy perennials and will continue to do so in 2009.
- m) We continue to foster better communications by having open Board Meetings and encouraging owner participation. We also conducted two special meetings: A pre-construction meeting with Palace Construction, Bornengineering, Kari Design and the homeowners as well as the Special Assessment meeting.
- n) Signed contracts with Palace Construction, Bornengineering, and Alvin Cohen-Attorney.
- o) Decks are being rebuilt-We are using #1 Grade Douglas Fir beams. The lumber will be stained to match the Trex decking and red brick instead of painted. Not only will this look better, but it will allow the wood to breathe and help to mitigate water and rot issues. Also, the beams only need to be stained every 5-6 years and are therefore easier to maintain. The inside or underside of the decking stringers and beams will also be stained to match the Trex decking. Unlike before, all of the metal brackets will be stained to match as well. This is an added benefit that will make the decks actually look nice from the underside. The old decks had white painted stringers and beams with no under painting or staining of the wood and metal brackets...a real eyesore from underneath.
- p) New entrances-As we discussed in our pre-construction meeting, we are going forward with the awnings over the West, East, and South entrances. On the West and East sides, the awnings will be wide enough to cover the intercoms and we are also installing copper gutters along the side edges to catch any water and help prevent icy entrances in the winter.
- q) We are ahead of schedule and are still projecting May for completion. Palace has been an excellent partner. When they notice other construction issues, they point them out and

- take care of them. For instance, they noticed that our dryer vents were never flashed around the brick. They are flashing them for us for practically nothing.
- r) The ARC will be working on the 2009 landscaping plans.
 - s) We did negotiate a settlement on the decks and will be receiving \$150,000. Albeit, it took almost 2 years, but we went from nothing to something by remaining persistent and not taking “no” for an answer. The documents are being circulated to all involved parties and should be completed by the end of the month. We intend to take a portion of the amount and put it back in the reserves to bring them back up to the level we had before we paid for all of the deck testing, attorney fees, engineering fees, etc. The bank has agreed with our plan.

The Treasurer’s Report: Ms. Franz recognized Treasurer Doug Graves. Mr. Graves reminded everyone that the end of year 2008 financials were discussed at the December Board Meeting and that once again we approved our 2009 budget with no increase in monthly operating dues. He also reported that through February 2009 we are running under on all operating expenses. Due to consultant/attorney and engineering fees, we have taken money out of reserve and plan on putting all of that back from the settlement.

Board Election: The Chair recognized Mike Scherer who was appointed by the President to head up nominations. Mr. Scherer reported that there were two openings on the Board to fill and that Val Lawton and Donna Franz were the only two names on the slate. Ms. Franz asked if there were any nominations from the floor. There were none. Mike Scherer moved that Val Lawton and Donna Franz be elected by acclamation. It was seconded by Betty Vean, voted in favor and there being no further nominations, it was declared that Val Lawton and Donna Franz were elected by acclamation to the Board of Directors for three-year terms each. Ms. Franz thanked everyone and encouraged all the Owners to become involved with the community and consider running for the Board.

Unfinished Business: None

New Business:

- a) Lobby repairs are underway and the carpet will be in within the next couple of weeks. The sofa is being custom made and is on order.
- b) The interior halls will be painted on all floors. In the hallways, the same faux as in the lobbies and elevator areas will be painted on the lower walls. The hall walls above the chair rail will be cream; the chair rails, baseboards, and unit doors will all be the same color as the doors are now: a creamy white. Painting will resume the first of April.
- c) As we shared in the pre-construction meeting, the outside colors will be white, tan, and Verdi green with copper highlights.
- d) Please call or e-mail Tracy with emergency contact numbers or any changes to the numbers she may have on file. We will post notices or call out of towners as to when we will need access to your units. We will need access for the following:
 - 1. When the Unit front doors are painted on the outside, the doors will need to be open for a few hours for the paint to dry on the inside edges.
 - 2. When the carpet is installed on the first floor, Aztec carpet will need to have access to your units in order to lay the carpet properly at the door jams.

3. When the decks are completed, the City of Denver will need to have access to each deck for inspection. Most of the above will happen in the April timeframe. So, if you are planning on being out of town for a long period of time, please let us know so Tracy will know who to contact in your absence.
- e) Security codes are usually changed in February. This year we will wait until May or June to change them after the construction is completed.
- f) Drainage and landscaping issues will be addressed when the foundation work is completed on the West side.

Open Forum:

Len Silverman, Unit 103 asked who is responsible for the damages done to the landscaping from the construction. Who is paying for it, Palace or us? Donna responded that as we discussed at the pre-construction meeting, this is part of the deck reconstruction plan and we have money in the Palace Construction budget to address replacing the bushes. The Architectural Review Committee will be working with a landscape architect to address this and the rest of the 2009 landscaping plans.

Dave Ruby reported that as we know many of the beams were rotten on the decks-just in case there was any question as to why they needed to be rebuilt. Palace Construction found 8 cantilevered beams that were rotted into the building. These have been successfully repaired. We are very fortunate; we just weren't sure how many rotten beams had rot that went into the building. Most of the beams were rotted from the outside.

Linda Hoffman asked when we thought the balconies would be finished. Donna Franz responded that thanks to the great weather we are ahead of schedule. However, we still anticipate our target of May. Linda wanted to know when in May. Donna said we aren't sure, but mid to end would be our best guess.

Dave Ruby shared with everyone what a wonderful job Donna had done on all the construction work. He went on to say that she has incredible negotiation skills and is why we have the money we are getting. Doug Graves also commended Donna along with other Unit Owners from the floor.

With no further questions or comments from the floor, a motion to adjourn the meeting was made and seconded. The meeting adjourned at 6:14 p.m.

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Respectfully submitted,

Tracy Mulvihill for the Secretary Val Lawton