

**APPROVED MINUTES
BOARD MEETING, HILLCREST VILLAGE
HOMEOWNERS ASSOCIATION
SEPTEMBER 22, 2009**

Board Members Present: Donna Franz, President; Val Lawton, Secretary; Dave Ruby, Vice-President; Mike Scherer, Treasurer; and Sally Gardenswartz, Vice-President were present.

Home Owners Present: Lou McDowell, Gerry Miller, Betty Perry, Bob Hofstader, Pat Scherer, and Margaret Levitt were present.

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

Call to Order: The Board Meeting of the Hillcrest Village Homeowners Association was called to order on September 22, 2009 at 4:30 p.m. by President Donna Franz. Ms. Franz recognized Val Lawton who stated that a quorum of Directors was present to conduct business.

Approval of the Minutes: It was moved by Mrs. Gardenswartz and seconded by Mr. Scherer to waive reading the minutes of the Annual Meeting of March 11, 2009. The motion carried, and the minutes were approved with no corrections.

President's Remarks: President Franz introduced and welcomed new Unit Owner Lou McDowell, Unit 102. Ms. Franz recognized the two previous Board Members for their tremendous contribution to the Community-Stan Gardenswartz, Vice President and Doug Graves, Treasurer. She offered condolences to Sally Gardenswartz and thanked her for filling Stan's term. Doug Graves resigned in July, as he and his wife Kim relocated to the Washington, D. C. area. Mike Scherer has agreed to fill the remainder of Doug's term. Ms. Franz thanked Sally and Mike for their willingness to serve on the Board. Dave Ruby reminded everyone that there will be Board vacancies in the spring and if anyone is interested in serving on the Board to please let us know prior to March.

The Treasurer's Report: Ms. Franz reported that the Operating Budget is under running expense and we are over \$6500.00 to the good as of our August financial reports. We are running under expenses on almost every line. A large part of this is water and electrical conservation, preventative maintenance, and no major garage door repairs. Also, our roof is inspected annually and we are told it is in good shape and should not need replacement for a number of years. We are continuing to put \$1250.00 every month into the Reserve Fund. With the \$150,000.00 settlement, the good news is that after we finish the landscaping portion of the re-construction project, we will be able to replenish our reserves and pay down the loan and return the same proportionate amounts to those who paid lump sum assessments. We will be closing the construction loan and converting it around October 13, 2009.

Committee Reports: Ms Franz recognized the Architectural Review Committee for all the work and contributions they made to the lobby repairs and re-construction project. Wendy Ruby was not present to report out, but Dave Ruby reported for her that she had organized the painting of the security doors on first floor units. The maintenance of these doors is the responsibility of each Unit Owner and Wendy coordinated that effort. Eight of the twelve Unit Owners with these doors had them repainted. Should anyone else need to have theirs painted, the ARC will be able to give them the contact information and the approved materials to be used.

Val Lawton is assisting the Graves (Unit 306) with their window replacement request. The window that the ARC is recommending be approved for the Graves is a Marvin clad on the outside with wood on the inside window to be installed by Solar Glass Window and Door. Mr. Terry Barret is the representative and has worked in our building before replacing Ruth Warren's (Unit 307) windows. They did an excellent job. Val also reported that upgraded energy efficient windows are eligible for a 30% tax credit in 2009 and 2010; so those homeowners who are contemplating replacing windows might want to take advantage of it while they can. Mrs. Lawton asked for a motion to approve the Marvin window request. Ms. Franz asked if Solar also provided a letter stating that the windows would match our existing windows, and Mrs. Lawton said yes. The motion was seconded and the request was approved by the Board in a unanimous vote.

Ms. Franz also mentioned that Palace Construction has submitted windows and doors by Milgard as possible replacements; so we now have a couple of pre-approved choices for Unit Owners. Samples of the Marvin and Milgard windows will be in the Community Room for a little while for Unit Owners to see.

Bob Hofstader was welcomed as a new member of the ARC. Bob is requesting that he be able to paint his concrete patio. The maintenance of the patios is the responsibility of the Unit Owner. The patios originally were covered with a paint that has in most cases worn off. The Association does not feel it is necessary to replace this material or repaint the surface. However, Mr. Hofstader would like to do so with a product that would match the existing look and not stand out from the other patios. He is working with Allen Freeman who did our interior and faux painting to find an acceptable paint to apply on the concrete surfaces on the first floor porches that are in good condition. (Patios that have peeling or bubbling of old material, must be properly prepped first by removing the existing material). Bob is submitting his request to be reviewed by the ARC, as Allen Freeman has come up with a color and product.

On June 23rd the ARC met with the Board and gave their recommendation on the Landscape Architect to be used. They also reviewed and gave their input and recommendations on the new landscaping project plan to the Board. Work should begin in the next week and hopefully be completed within 3 or 4 weeks. Donna will post a notice and place the drawings on display, probably in the Community Room, for those who wish to see it.

Mike Scherer our new Treasurer will be heading up the Budget Committee. Mike, Donna Franz, and Sharon Joseph serve on this committee. If anyone else would like to join the committee, please let Mike Scherer or Tracy Mulvihill know. We will be working on the new budget over the next 30-60 days for presentation at the December Board Meeting.

President's Report:

Our construction is finished—hooray! Palace Construction was wonderful to work with and we finished on time and within budget.

The lobby restoration has been completed. By acting as our own general contractor and using Kari Design, we were able to upgrade many items and features.

We have new cleaning people, World Class Cleaning, Chuck and Tim. They are the owners and like our building so much, they have decided to personally do the cleaning. They really want to please, so they suggested that we hang up a clip board for notes on anything we think they need to do or may have missed. So, we have put that clip board in the trash room on the 3rd floor which is close to where they store all of their equipment and supplies. If you notice anything, please feel free to jot it down or if you prefer, you can still call Tracy Mulvihill. Chuck and Tim come on Thursdays. They also are responsible for replacing all of our light bulbs, including those in the garage.

We have an updated form for the party room reservations that is kept by Tracy. If you need to use the party room for a gathering, please contact her.

There have been a few instances where the garbage room in the garage was a mess. It was literally knee deep in loose newspapers, fliers, and personal mail. Everyone should be very careful about identity theft and one way to prevent that is to make sure you shred and bag your personal mail. In any event, all trash including fliers, newspapers, cereal boxes, etc MUST BE BAGGED AND TIED before you throw it down the chute. Violators will be fined to cover the costs of clean-up. Mike Scherer mentioned that there is a recycle bin down the street at Carson school in the parking lot for those who wish to recycle their bottles, cans, and newspapers.

There is a city ordinance regarding noise and prohibiting trash and delivery trucks from being on the street prior to 7 a.m. If anyone hears these trucks "disturbing the peace" before 7a.m., please give Tracy a call so she can report it to the city. Those violators will be fined.

We have repainted the guest parking signs in the parking lot. The first four spaces on the north side of the linden trees are our spots. Please ask your guests to park there between 6 p.m. and 8 a.m

We have updated our Rules and Regulations regarding wagons, bikes, and other items coming through the lobby, which states: "no bicycles, wagons, or other sporting or recreational equipment may be pulled, ridden, or carried through the common elements of the building. Nor may they be stored or placed at the entrances of the building. All of these types of items must be stored and accessed from the Unit Owners' storage areas in the parking garage."

Also, we double checked with Palace Construction and they confirmed that no screws or nails should be put in any of the wood surfaces of our building. Holiday lights and decorations may not be attached to the new beams on porches; however, they may be wrapped around the railings.

New Business:

House Bill 09-1359 (The Colorado Common Interest Community Act) has been amended.

1. Point #1 states that we are required to have a policy regarding reserve studies. Kim Porter has put a draft of that together for us based on our current reserve study. It was moved and seconded to accept this policy, and approved unanimously by the Board. The policy was signed by Ms. Franz and will remain on file with the Management Company, Kim Porter, and with the Association's Governing Documents.
2. Point #2 involves communication, and we are already in compliance so no action is necessary other than reading point #2 and continuing to practice.
3. Point #3 states that committee chairpersons must meet the same qualifications as are required by the Association's Governing Documents for election or appointment by the Board. What this means is that a chairperson must be a/the Unit Owner. Ownership is the name(s) on the Deed.

All of the building security codes will be changed mid October. You will be notified of the new codes in advance by the management company. We have noticed that all vendors and delivery people walk through the lobby area (dragging their equipment) to get to the elevators or mail room on the East side. Therefore, to prevent unnecessary wear and tear on our lobby area, PLEASE NOTE THAT DELIVERIES, MAINTENANCE PEOPLE, POSTAL WORKERS, UPS, FED EX, CLEANING PEOPLE, AND ALL OTHER VENDORS MUST NOW USE THE EAST ENTRANCE. Please do not let them in the West Door. The vendor code will not be programmed in to the West Hudson Street door. Please notify your cleaning people and any other vendors or delivery people you may be using to use only the East entrance. The West Hudson Street entrance will be for Owners and guests only. The directory

outside will have verbiage that states "All Deliveries Must Be Made to the East Entrance Door." Remember, do not give the Owner code to any vendors.

The following actions were ratified by the Board:

1. On June 23, 2009 the Board met and unanimously voted to employ Ivy Street Design Landscape Architects to design the landscape plan for our building. Mike Scherer moved and Val Lawton seconded that we ratify this vote. The vote was ratified unanimously.
2. On September 15, the board met and voted 3 to 2 in favor of the proposed landscape plan with the exception of doing the lighting. Donna moved and Dave seconded that the vote be ratified. The motion passed and the vote was ratified unanimously. Dave expressed regret that some trees have to be removed.
3. On September 22, the Board met and reviewed the Landscape Contractor bids. There were five bids submitted. The board voted unanimously to employ American Civil Constructors to do the work on our new landscaping plan. Val moved and Dave seconded that this vote be ratified, which passed unanimously with the exception that the proposed lighting be eliminated.

Ms Franz turned the floor over to Dave Ruby. Mr. Ruby noted that he had received a modest settlement from his insurance company in conjunction with the water damage to beams issue. It is a personal claim on his personal policy and has to do with "constant or repeated seepage or leakage of water or the presence or condensation of humidity, moisture or vapor, over a period of weeks, months or years unless such seepage or leakage of water or the presence or condensation of humidity, moisture or vapor and the resulting damage is unknown to all "insured" and is hidden within the walls or ceilings or beneath the floors or above the ceilings of a structure." Mr. Ruby stated that the paragraph quoted is an "exclusion" to the policy which means other damages are included. Individual owners should check with their personal carriers.

Mr. Ruby is insured with Hartford and we should note that this was not a claim against his special assessment policy, but rather his general policy. Geri Miller also has Hartford Insurance and confirmed that she had received a settlement too.

Sharon Joseph will be working on a party for homeowners to be held perhaps in mid October or the first part of November for a celebration of our "new look." Anyone interested in helping out, please contact Sharon.

Open Forum: Ms Franz referred to the sign in list. Betty Perry said that her question had been answered. Mrs. Levitt wanted to know who replaces broken window cranks. We suggested the handyman Wayne. His number is in the New Homeowners' Manual on the last page, or Tracy has his number.

No further business being discussed, the meeting was adjourned at 5:35 p.m.

****The meeting was re-opened to vote on the proposal of the Hofstadters' to paint their concrete slab. Mike Scherer and Val Lawton went down to look at the sample section that was painted by Allen Freeman. Val moved, Sally seconded that the proposal be accepted; the Board vote was unanimous in favor of the request.

Respectfully submitted, Valerie Lawton, Secretary