

**APPROVED MINUTES
BOARD MEETING, HILLCREST VILLAGE
HOMEOWNERS ASSOCIATION
NOVEMBER 9, 2011**

Board Members Present: Donna Franz, President; Betty Vean, Vice-President; Lou McDowell, Treasurer; and Sally Gardenswartz, Secretary.

Home Owners Present: Gail Grewe, Linda Hoffman, Bob Hofstader, Mindy Humphrey, Sharon Joseph, Val Lawton, Gerry Miller, Florence Radetsky, Dave Ruby, Wendy Ruby, Mike Scherer, Len Silverman, and Sue Silverman. Chris Ricketts, Community Manager was also present.

Call to Order: The November 9, 2011 Board Meeting of the Hillcrest Village Homeowners' Association was called to order at 6:04 p.m. by President Donna Franz. It was stated that a quorum of Board Members were present to conduct the necessary business.

Approval of the Minutes: Ms. Franz recognized Mrs. Gardenswartz, Secretary to read the minutes of the March 17, Annual Meeting. It was moved by Betty Vean and seconded by Lou McDowell to waive reading the minutes of the March 17 Annual Meeting. The motion carried, and the minutes were approved with no corrections.

The Treasurer's Report: Ms. Franz turned the floor over to Ms. McDowell to cover the proposed budget. Based on the review and work by the committee, the proposed budget for 2012 would not require a raise in the monthly HOA dues. Ms. McDowell attributes this to cost management, getting more bids and negotiating new contracts to reduce costs. She complimented Ms. Franz and Mr. Ricketts for their work in these areas i.e. new trash removal company and contract, new telephone contract, and work with our insurance carrier to name a few. Some line items have changed and Ms. McDowell covered those. There was discussion on the Reserve Account and it is continuing to grow as planned; we will continue to contribute to it at the same level. Before taking a vote by the Board, Ms. Franz asked the Unit Owners who were present if they had any questions. Those questions were answered and with no further discussion a motion was made by Ms. Franz to approve the proposed 2012 budget; it was seconded by Mrs. Vean, and unanimously approved by the Board.

President's Remarks:

- To clear up any confusion about the rule stating the nothing should be placed in windows or on window ledges, please understand that this does not preclude objects adjacent to, or in front of the windows, i.e. tables, lamps, chairs, etc.
- There have been some questions from realtors regarding the parking spaces in the garage and how they have been allocated, including handicap spots. As far as handicap spots we do not know why the three (3) spots were placed in the garage.

We can only speculate that they were originally put in the garage as there were plans for part of the building to be for commercial use. If we were to resurface the garage floor and restripe it, we would not need to repaint the handicap logos. This is our response as to how parking and storage spaces are allocated: In condominiums there are two items: The Unit and the Common Elements. Units are owned and Common (and Limited Common) Elements are not owned. The parking spaces are Common Elements that are allocated to Units for the exclusive use of the Unit Owner; they are not owned by the Unit Owner, however, they may be deeded to the Unit. Our DCC&Rs allow that if a Unit Owner wants to sell one of their spaces (parking or storage), **they may only be reallocated to another Unit Owner and with the approval of the Association through a Limited Amendment to the DCC&Rs.** Also each Unit must have at least one allocated parking space and storage unit and no one can have a space or storage unit that does not live in the building. There have been some reallocations of parking spaces and if anyone has had a reallocated space or is not sure, please let the Board or Chris know. We want to make sure that the approvals and Limited Amendments are issued so that no Owner has a problem down the road. Even though the space (s) may have been deeded to the Unit, we have been advised by our attorney that Limited Amendments must be issued to complete the transaction.

- The number one priority of the Board is to run the business of the Association and be proactive in the care and maintenance of our property. We monitor our reserves and continue to contribute the full amount each month. We are on target with \$51,065.31 in the reserves as of end of October, and have planned to what we believe would be the worst case scenario. According to our reserve study and plan, we have \$26,485.00 earmarked in the reserve budget for caulking and sealing the outside of the building around windows, doors, and joints. We need to have that done and have selected Goldco Caulking to do the work. The good news is that they have quoted a worst case scenario of \$18,187.00 to do the work. It will begin after the Thanksgiving holiday as weather permits. They will not need access to the individual Homeowner Units. We are also looking at areas of the building that may need some tuck pointing work.
- There is an area on the East side of the Building above Unit 210 (Florence Radetsky's Unit) that has a Lamb's Tongue where water runs out from the roof during rain or snow melt. Unfortunately, a downspout cannot be connected to the Lamb's Tongue and therefore, the water during a heavy rain puddles at the foundation. We have asked Palace Construction to look at this and see if we can reconfigure this element so that we have a downspout and can move the water away from the foundation and wall.

There being no more discussion, Ms. Franz moved to adjourn the meeting; it was seconded, and the meeting was adjourned.