

**APPROVED MINUTES
BOARD MEETING, HILLCREST VILLAGE
HOMEOWNERS ASSOCIATION
SEPTEMBER 24, 2008**

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

Home Owners and Guests Present: Wendy Ruby, Carmela Capraro (daughter in law of Olga and Luigi Capraro), Olga Capraro, Luigi Capraro, Bob Hofstader, Ms. Hill(?) (daughter of Sue and Jerry Hill), Vicky Switzer (daughter of Jean Switzer), Linda Hoffman, Leonard Silverman, Andrew Silverman (son of Leonard Silverman), Doris Craigmile, Kim Graves, Mindy Humphrey, Gerry Miller, Betty Perry, Chuck Lawton, Mike Scherer, Pat Scherer, Leonard Litvak, Margaret Levitt, Mr. Levy (son of Margaret Levitt), Sally Gardenswartz, Pat Applebaum, and Florence Radetsky.

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

Call to Order: The September Board meeting of the Hillcrest Village Homeowners Association was called to order at 4:45 p.m. by President Donna Franz. Ms. Franz recognized Secretary Val Lawton. Mrs. Lawton stated that a quorum of Officers was present to conduct the necessary business.

Approval of the Minutes: It was moved and seconded to waive reading the minutes of the June 2008 Board Meeting. The motion carried, and the minutes were approved with no corrections by proclamation.

The Treasurer's Report: Ms. Franz recognized Treasurer Doug Graves. Mr. Graves reported that we are still putting \$1,083 in our reserve fund each month. We are running slightly over our allotted amount for legal and consulting services due to the decks issue. We are under budget in a couple of areas; barring any unforeseen problems, we should end the year within our projected budget. We may need to take some funds from the reserve to cover some legal fees, in the short term.

Committee Reports: Pat Scherer, member of the Architectural Review Committee reported that Unit 209 requested new windows to be approved by the ARC and the Board. After reviewing the request, the ARC recommended approval to the Board. The Board so approved. Since Unit 209 opted for the already approved windows, we were able to turn her request around in 48 hours.

The windows are Hurd wood/aluminum clad casement windows with 3-5/16 inch jamb and grills in airspace that are 5/8 inch white flat as previously presented to the ARC on

April 10, 2008 by Terry Barrett of SolarGlass. Solar Glass gives Hillcrest a 25% discount.

The ARC is continuing to work with Kari Design and should have information to give to the board in the next couple of weeks.

President's Remarks: Donna gave the President's report with the following items:

1. All caulking bids are in and we should schedule the work by October 10.
2. The parking garage has been power washed.
3. The garage doors have been rewired and we should have no more problems
4. We are unable to do recycling as we have no place to put a large container
5. It was necessary to break into a unit in the building to turn off a fire alarm. As a reminder to unit owners, please make sure that you have up-to-date emergency contact information with Weststar Management Company. Also, if you are planning on being gone for a long period of time, you have the ability to turn off the water in your unit. You may also want to turn you water heater down, replace smoke and alarm batteries, etc.
6. Donna and Tracy met with Otis Elevator. Our elevators are up to all new codes and we will not need to replace them for a very long time. Our current maintenance agreement covers all parts and labor. The only thing that would not be covered is vandalism. We are in the process of renegotiating our 5-year contract for a cost savings of \$3500.00 or \$700 per year.

Donna then turned the meeting over to Kim Porter, our attorney, who gave the following update on the deck situation:

The Board and attorneys are still in negotiations with Travelers and their attorneys. Based on the most recent conditions, we believe that there will not be 100% coverage. Kim spoke with the attorney for Travelers (Travelers is the insurance company for the developer, Dick Landon) and he said that there is a planned conference call with York Engineering, Mulhern Group, Shaw Construction, and Landon on Friday, September 26. He feels that all of these parties need to be "on board." We have engaged Al Cohen of Benjamin, Bain Howard, & Cohen to represent our HOA. Al Cohen is a construction deficit attorney. He specializes in this type of work. He is filing a claim on our behalf which preserves the legal and technical dates regarding any litigation of this sort. At this point we do not know if or when an offer will be made, and any discussion of how much is simply speculation right now. We could be looking at a special assessment. The bid we have received from Palace Construction is \$707,840.00. The Board is exploring a construction loan.

Donna and Kim opened the floor for questions. Len Silverman, Unit 103 asked if the repair number included the repair of the foundation. The answer was "yes." Mike Scherer, Unit 302 asked if there were other bids. The answer was "yes", however they did not cover the entire scope of the problems and came in at around \$240,000 and \$455,000. Mr. Levy, son of Margaret Levitt, Unit 110

asked whether we had seen the article in the Rocky Mountain News recently regarding construction defects of this sort. The answer was “yes.” Linda Hoffman, Unit 112, asked how the special assessment would be calculated. The answer was that each unit would be assessed according to each owner’s interest in the Condominium Project as set forth in the DCC&Rs. There were no other questions from the floor and Kim Porter closed by saying that as we have more information, we will communicate what we can, when we can, and to everyone at the same time.

Open Forum: Ms. Franz referred to the Sign-In List for opening questions.

Mike Scherer Unit 302 asked if there was anything that could be done about the large semi truck that occasionally pulls in to the Pizza Parlor across Holly Street at 4:00 a.m. It runs its diesel engine and continues to beep for long periods of time as they unload their supplies. Kim responded that yes, the City has noise ordinances and we can file a complaint. .

Mr. Levy commented on our narrow garage doors and made a suggestion that we could put a vinyl coving wrap around the door area to help prevent some of the scratching or scraping of cars when someone drives too closely. We responded that it was a good idea and we will pursue it.

The meeting adjourned at 5:10 p.m.

Respectfully submitted, Valerie Lawton, Secretary

NOTE: The next quarterly Board Meeting is scheduled for the week of December 10. Please check the bulletin board in the mail room for posting.

SECRETARY’S NOTE: We are required to have one Annual Meeting of Unit Owners. Notice of the Annual Meeting is mailed to the mailing address of each Unit or to the mailing address designated in writing by the Unit Owner. There is no requirement for notification of regular Board Meetings. However, we do encourage our owners to attend, and although this is not a requirement, we do post notices of the Board Meetings 30 days in advance in the Mail Room. Absentee owners may call the management company for quarterly meeting dates.