

**TOLUCA HILLS APARTMENT CORPORATION**  
**BOARD OF DIRECTORS MEETING MINUTES**  
October 24, 2017  
General Session

**CALL TO ORDER:**

The meeting was called to order by Paul Maltar at 7:31pm in the association lobby.

**BOARD MEMBERS PRESENT:**

Paul Maltar-President  
Michael McMahan-Vice President  
Eric Blumber- Treasurer  
Susan Hines- Member

**BOARD MEMBERS NOT PRESENT:**

**ALSO PRESENT:**

Matt Meadors, HOA Organizers, Inc.

**OPEN FORUM:**

Homeowners were given an opportunity to address the Board.

**APPROVAL OF MINUTES:**

The minutes for the September 2017 meeting will be approved at a subsequent meeting.

**APPROVAL OF FINANCIALS**

The financials for September 2017 will be approved at a subsequent meeting.

**ARCHITECTURAL COMMITTEE**

**KEY COMMITTEE**

- Howard provided a key committee update.

**MANAGEMENT REPORT**

- Matt Meadors provided a management report.

**BUDGET**

- After reviewing the proposed budget for 2018, Eric made a motion to approve the budget, changing the monthly building expense to \$6,000, and with a 20% dues increase effective January 1, 2018. Susan seconded the motion and the motion carried unanimously.

**OLD BUSINESS**

- The Board reviewed a proposal for a 2016 financial audit from Schonwit & Associates. Eric made a motion to approve the proposal. Michael seconded the motion, and it carried unanimously.
- The Board reviewed three proposals for replacement of the drive-in gate entry system. Michael made a motion to approve the less expensive proposal from Scott Brose's two proposals. Eric made a motion to approve the proposal. Michael seconded the motion and it carried unanimously.
- The Board reviewed two proposals for the repair of the balcony at unit 114. Eric made a motion to approve the proposal from Pacific Construction. Michael seconded the motion and the motion carried unanimously.
- The Board reviewed a proposal from Elohim Construction for flashing in the bottom floor of building 1 and 4 stairwells. Eric made a motion to approve the proposal. Susan seconded the motion and it carried unanimously.

- The Board reviewed a proposal from Elohim Construction for removing loose concrete on the ceiling of the parking garage. Eric made a motion to approve the proposal. Susan seconded the motion. The motion carried with three votes in favor, and one abstention.
- The Board reviewed a proposal from ADCO Roofing & Waterproofing for repair to the roof on building 4 near unit 126. Eric made a motion to approve the proposal. Michael seconded the motion and it carried unanimously.
- The Board reviewed a proposal from Urban Tree Care to either remove or trim two trees during the upcoming tree trimming for the community. Susan made a motion to approve the removal of the trees. Eric seconded the motion and it carried unanimously.

**ADJOURNMENT:** The meeting was adjourned at 8:53PM

Submitted by:  
Matt Meadors, HOA Organizers

Approved: \_\_\_\_\_  
Michael McMahan– Secretary

Date: \_\_\_\_\_