

Hillcrest East 25, Inc.

Condominium Board Meeting Minutes: February 18, 2019

Call to order: Meeting was called to order in the association office by Steve Hurtig at 7:40 pm

Board Members Present: Steven Hurtig, Armond “Clay” Hockman, Cindy Bridges and Sondra “Cindie” Rock.

Board Members Absent: Mirjan Vehbiu

Meeting Summary:

First item for vote: Steve Hurtig made a motion to waive reading and approval of the January 10th and the February 5th meeting minutes. The motion was seconded by Cindy Bridges and the vote to approve the minutes of both meetings was unanimous.

Second item for vote: Steve Hurtig made a proposal for adoption of a plan to rent the 16 Association owned parking spaces to unit owners on an annual basis, for \$50 - \$60 per month, depending on the location of the space. Parking spaces located closer to building entrances will be rented for \$60 per month. Mr. Hurtig stated that the reason for renting Association owned parking spaces is to generate income to offset anticipated expenses of upcoming condominium projects planned for this year. Armond “Clay” Hockman added that another reason for renting association owned parking spaces is to provide a fairer opportunity for unit owners to park in one of these spaces for the mutual benefit of the owner and of the association, rather than a few unit owners parking in these spaces exclusively for their own benefit. Mr. Hurtig explained that the parking spaces available for rent have had the bumpers re-painted, adding an R to the existing space number. Parking space rental payment will be due in advance and may be paid either quarterly or annually. Annual payment is preferred and will be given a 10% discount on the space rent. Mr. Hurtig has created a Parking Space License Agreement to be signed by the unit owner renting each space. Armond “Clay” Hockman suggested the contract also include the prohibition of sub-leasing a rented parking space without board approval and clarification as to the procedure to follow in the event an unauthorized vehicle is parked in a rented parking space. Steve Hurtig agreed to amend the Parking Space Agreement to incorporate these items. Mr. Hurtig proposed the Association owned spaces be offered for rent through a lottery to be held during a special meeting in the lobby by the end of March 2019. Mr. Hurtig made a motion to approve the plan to rent the Association owned parking spaces. Mrs. Rock seconded and the vote for approval was unanimous.

Steve Hurtig opened the floor for questions from the owners.

Steve Hurtig called for the meeting to be adjourned, Armond “Clay” Hockman seconded and the vote for approval was unanimous.

Meeting Adjourned: 8:03 pm.