

Highlands Condominium Association
Minutes for bi-monthly meeting on August 21, 2013

Board members present: Phil Abbott (pres), Tiffany Mel-low (treas), Jonny Comes (sec), Mike Ireland, Patrick Lynd Mark Campbell (property manager), present.

Units present: 102, 104, 108, 119, 142, 224, 307, 310, 314, 316, 404, 417, 420, 421.

Call to order: 6:35 PM

Minutes from June 19 (bi-monthly meeting) and July 17 (special meeting) were approved by the board.

Announcement. Regular meetings will now be held on the second Wednesday of alternating months beginning October 9, 2013. (i.e. February, April, June, August, Oc-tober, December).

Foundation Repairs Woodcutter - Stonewood

Very recently, the situation got a lot worse. On Saturday three units were asked to be vacated. Emergency shoring will begin this week and should be completed by next week. We expect occupants to be able to return to their homes next week.

Engineer's presentation. The decision to ask people to leave those units was not taken lightly. Work (shoring and tie-backs) will start on Friday. Once those are up people should get the okay to move back in. I have been tak-ing measurements daily to monitor the movement, and will continue to monitor after the shoring is up. So far, there has been no additional movement. Moving forward, the plan is to put up the retaining wall. While that gets in-stalled, we have plans for completely repairing the build-ing's foundation. In conjunction, we will look at all the other buildings in the complex to check foundations. We hope to assess all the other buildings within a month's time. We will keep the board informed frequently through-out the process.

We have been working of about a year now, concerned about Woodcutter. The clay in the soil, along with the way the parking lot was built is causing movement down the slope. It took some time to gather what's actually was going on, so that we can put an end to it. There have been repair attempts in the past, which have failed. This fix will take care of the problem once and for all. Current designs were made available for owners to review.

Financial Report

Financials look pretty steady all year long. Compared to our budget, we are a little ahead on income. We are a little over on expenses because of the amount of work we are doing on catwalks, lighting, and landscaping. Kenneth, who has moved into a unit, is working with two others

on maintenance. After the dry season is over, we will be down to just Kenneth and a part time worker. We continue to be impressed with Kenneth's work, and we hope that you notice a difference in the condition of the complex.

Financing foundation repairs. We are looking into mul-tiple ways to raise money. We expect another 15% in-crease in maintenance fees next year. We are working on getting out of our contract with Comcast. We are talking to US Bank to see what kind of financing we can get from them. Tiffany is a great resource with knowledge of other bankers in Eugene. Unfortunately, we are also coming to the conclusion that a special assessment is unavoidable. We will have more to say about it next meeting.

Old Business

Legal update - liens, Woodcutter. We're pleased to an-nounce that we've collected \$13,200 on our first lien. We're awaiting the results of 5 other liens filed recently.

Attorney selection. Todd Johnston of Hershner Hunter has been selected to investigate the possibility of recover-ing funds from the failed previous repairs to the founda-tion at Woodcutter. Johnston specializes in these sorts of issues and has had a lot of success. The search committee (formed at the July meeting) considered 7 attorneys, and Johnston was the clear choice.

Pat Lynd also works at Hershner Hunter, but had no in-put in the selection process. Pat is a salaried employee, and hence has nothing to gain financially from Johnston's selection.

Spa status. Currently the spa is out of order. Repair es-timate was about \$8,000. It's a luxury right now, which we don't have the money to fix. It's a burden to keep it running. Perhaps we can replace it with a wood deck.

Catwalk repairs/carpet-paint-bare wood issue. Finances prevent carpeting all the catwalk. We plan on putting roof-ing felt down on the wet places during the winter and tak-ing it up in the spring. It's cost effective, and has shown success in the past.

Noxious weed control. We eradicated a bunch of tansy ragwort and bull thistle. We think we got it all, but let us know if you find any more. We are still working on black berries. This plant can become a bridge for carpenter ants and other insects to the buildings.

New Business

Storm drain run off to Rock Ridge subdivision. Drainage from our complex runs off to a lot below the first building on Woodcutter. A new owner of that lot has requested our

cooperation in controlling that run off. The board and our attorney believe it's best to split the cost in fixing the problem. It will cost us about \$7,000.

Motion passed: the board will cooperate with our neighbors and split the cost of fixing the drainage problem.

Bakke Tree Care - fire break trimming - tree management planning. Previously, Bakke gave us a good deal for the removal of 11 trees. We are talking to them about having fire break trimming done. We are also looking into a tree management plan, where trees would be monitored and identified for removal on a regular basis. We are awaiting estimates on both. Perhaps we should look into selling the wood from the cut trees.

Fire alarm testing/fire hydrant maintenance. There will be a fire alarm test on Friday morning between 9 and noon. By law, this should be done annually. All 4 of our fire hydrants have been recently tested, and all work!

Asphalt on Stonewood Drive. A hump in the asphalt is developing on Stonewood. Smaller issues with the asphalt are repaired in house by tarring the cracks. Western Asphalt came and identified 3 places where tar or patching will not fix the problem. We are waiting on an estimate for fixing those places, hopefully before winter sets in.

Wood-boring beetles. Five buildings have been identified needing treatment for wood-boring beetles at \$500 per building. It's important that we move on it. We can get other bids, but the \$500 per building seems reasonable. This does not include any resulting carpentry work.

Motion passed: the board will use its discretion to select an exterminator to treat the 5 buildings for wood-boring beetles.

Comcast contract. We are three years into a five year bulk billing agreement, however the dollar amount in the agreement is different than the amount we're currently paying.

Motion passed: attempt to get out of the bulk billing agreement with Comcast.

D. Gallagher will look into what our options are.

Chair's request for reimbursement. In addition to the massive amount of voluntary time (30-40 hrs/week) and effort that Phil Abbott puts towards the betterment of our complex, he has been paying for computer paper, printer ink, and gas used solely for the benefit of the association.

Motion passed: the chair will be compensated for his personal expenses, and will work with the treasurer to determine the most efficient and open way to do so.

(Phil Abbott recused himself from the vote)

The other members of the board encourage all residents to thank Phil for his efforts.

Property Managers Report

A lady in a neighboring subdivision has reported bonfires occurring between our upper units and the Ridge Line Trail. She believes it is someone from our community. The fire department has been contacted and posted no-burn signs. Please notify us if you have any information.

Building Representatives

There are currently 6 building representatives. Buildings with representatives are better communicating issues, and as a result are getting better attention. If your building does not currently have a representative and you'd like to become one, please let us know.

Summary from Call to Public

The legal work towards possible recovery of funds from the previous failed repairs on Woodcutter will take some time. It may be the case that we can redistribute any recovered funds in the future, but in the meantime we need to raise funds for the current repairs.

We understand that many owners may not be able to pay a large assessment up front, and are looking into different ways to address this issue.

We have a rough estimate of \$500,000 for all the foundation work on Woodcutter.

If the insurance companies continue to deny loss-of-use claims for the residents evacuated in Woodcutter, present your expenses to the board at a future meeting and we may be able to help out.

The work on catwalks is ongoing. We are working through the most dangerous areas first.

Email Mark with information concerning neighbor disputes and problems with pet clean up so that the incidents are documented. Please include the date and time of the occurrence in your email.

In the future we hope to revise the bylaws. We would like to include a time limit on any future contract the association enters into. This seems like a good idea based on our current situation with Comcast.

Next Meeting: Wednesday, October 9, 2013

Meeting adjourned: 8:24 PM

Jonny Comes (secretary)