

HIGHLANDS CONDOMINIUM ASSOCIATION MINUTES OF BI MONTHLY MEETING DATE: December 28, 2016

BOARD MEMBERS PRESENT: Marga Larson/President, Mike Ireland, Ellie Andrejko, Mark Musgrave, Rick Ohlson/Secretary

PROPERTY MANAGER: Mark Campbell

GUESTS PRESENT: none noted

UNITS PRESENT: 216, 314,309,417 141,424,311,405,218,214 all per sign in sheet

CALL TO ORDER: 6:35pm

APPROVAL OF PREVIOUS MINUTES: Yes, approved by board

ANNOUNCEMENTS:

COMMITTEE REPORTS:

Comcast Committee: Rick confirmed The Highlands enters a window later this year from which we can withdraw from our Multiple Dwelling Unit Bulk agreement. The committee disclosed the confirmation we are billed for 100% of the Highlands-namely 128 units-whether all of use the basic limited cable TV or not. The committee confirmed our residents/Tenants or Owners can contact Comcast thru the following number to install or upgrade services: 855 307 4896 . The Highlands Master account number is 8778 1070 1095 0422. Every home in The Highlands falls under that account, and in turn, everyone has a separate account number under that account. The Committee confirmed all Comcast bills give the 1 discount for basic limited cable TV. The committee notes that the rest of Comcast services are not discounted to The Highlands, at this time. The Committee will produce a survey, asking our current residents for preferences and use. The Committee is simultaneously looking in to what if any competitive options exist. Comcast supplied the Committee with a list compiled from their records of names here & what services they use. The list had at least 1 name discrepancy.

Insurance Committee: The earthquake insurance consideration continues in a discussion phase, with levels of deductible & coverage presented, but at this time further action is tabled.

Landscape Committee: Shannon presented a plan to give water to each building's outside area by the carports, therefore allowing foliage to grow, and aid in ground cover for our hillside development. The Board approved the concept, and approved a trial installation at one location-to be by Shannon's Woodcutter location.

OLD BUSINESS:

NEW BUSINESS: Insurance claims for the ice storm damage to be pursued by Property Manager Mark Campbell. It is acknowledged we have a \$5000 deductible. The adjuster noted to Mark Campbell we have approximately \$65,000 in covered damage from the ice storm (carports, structures) but no personal property is eligible for claim under The Highlands policy.

PROPERTY MANAGER'S REPORT: Mark presented storm clean up procedures and estimated costs. Insurance will cover many Highlands community property damages, but not personal property. Example given in that the cars smashed by falling trees in carports are not covered by The Highlands but by the individual's personal insurance. The broken water pipe repair for the 405-408 area is complete, and when weather permits, the board approved a basic repair /repave to get those owners back their specific carport spots.

2017 Budget Committee: consisted of Mark Musgave, Mark Campbell & Rick Ohlson . The 3 reviewed all items on the current 2016 budget and after group discussion became aware of savings in expenditures to present to the board.

Board Actions & Call to Public input specific to passing 2017 Budget: The Board as a whole was advised the budget for 2017 is slightly lower than 2016, due to cost savings measures the Budget Committee saw could be taken. This action allowed for \$10,000 for aging roof repairs and Capital Improvements down the road, and the disclosure the "10 Year Plan is currently on a status quo income/expenditure with a 1.1% increase vote by the board for 2017 being valuable. It was acknowledged we couldn't know what future expenditures can be required here at the complex, as example, the ice storm this year.

Rick presented advisement from Bottom Line The Highlands dues have gone up 60% over the period 2008 -2016, and this was confirmed by a member of the association present. This 60% did not include the \$2000 special assessment from a few years back.

Mark Campbell presented a suggested 1.1% increase in the current dues for the board's consideration, but he also noted what 3% raise would do for additional funding to the Association.

Marga Larson made a motion to raise dues 3%, and it was seconded by Mark Musgrave. The board was divided on the increase of 3%. Mark Musgrave & Mike Ireland voted for the increase. Elle Andrejko & Rick Ohlson voted against it.

Marga Larson broke the tie in favor of raising dues 3% for 2017

CALL TO PUBLIC: There was an inquiry as to storm clean up procedures, and Mark C. disclosed first to be cleaned up were to be hazards that would be removed, then trees, then smaller vegetations that are dangerous. It remains to determine if it is necessary to go off paths at this time, but the late December weather prevents a thorough investigation

Many members of the public at the meeting sought to thank Mark Campbell and the grounds crew for clean up work under less than favorable conditions. The Board passed it thanks out to Mark as well.

MEETING ADJOURNED AT: 8:06 pm