

HIGHLANDS CONDOMINIUM ASSOCIATION MINUTES OF BI MONTHLY MEETING      DATE: AUGUST 9, 2017

BOARD MEMBERS PRESENT: Marga Larson/Chair, Rick Ohlson/Secretary, Ellie Andrejuko, and Mike Ireland

PROPERTY MANAGER: Mark Campbell

GUESTS PRESENT: none tonite

UNITS PRESENT:

424,420,155,208,427,210,212,412,126,224/421,405,302,153,314,315,120,

CALL TO ORDER: 6:30pm

APPROVAL OF PREVIOUS MINUTES: on review, the Secretary moved the July 11 minutes be approved as presented. Board voted unanimously to approve the minutes

ANNOUNCEMENTS: It was noted the board has a vacancy to fill and if not procedurally able to fill it tonite, would look to fill it before the October meeting, the Board to meet via e-mail to review application(s) distributed.

COMMITTEE REPORTS: Cable TV Committee/Rick : final review of all 5 options made available to our HOA. A review of the 60 HOA members who responded to the Committee Survey was made known. The 60 votes represent a very close to 50% of Association. The voting comments to the Committee noted to majority positions. 1.) The HOA respondents any condition did not want any increase in current dues level-this majority of survey comment was validated by Mark Campbell. 2). The majority of the respondents want a straight switch from Cable TV provided (by Comcast), to the 100 meg speed internet. The Chair of the committee shared additionally that both the “keeping current TV” package and the “shifting to buying a cable TV/100Meg internet package did not have in excess of the mandate to just switch to 100Meg Internet. In view of the HOA comments, the Cable TV Committee advised the Board the Association want a switch to Internet as the provided medium. The Board of Directors, in hearing a motion made by Board Member Rick Ohlson-who chaired the Cable TV Committee, approved the motion to give notice per our current contract we are rolling out of our Cable TV agreement with Comcast with proper notice. Additionally, we now accept their offer to begin their offered 100Meg speed internet service, per the written proposal received earlier this year.

Financial : Chair Marga advised our current financials-aside from a few larger scale delinquencies continuing to remain active-are relatively good. While the reserves are in excess of \$100,000 the association has multiple ongoing capital

improvement/maintenance projects including painting of multiple buildings and deck repairs, which will drain the current amount in reserves down.

Beautification: Chair Shannon made known the committee looks for additional volunteers to join, as Committee member GiGi has now concluded her valuable service to this committee. The Beautification Committee has prepared a request for budget item to be included in the next budget committee discussion for next year's budget. It is now to become practice the Beautification Committee & The Property Manager will interact to a degree to enhance our Associations grounds.

OLD BUSINESS: The board has previously noted changes in its make up. The Chair ordered removal of Mark Musgrave's name as a member of the Executive Committee. Ellie Andrejuko take's that position on the Executive Committee.

NEW BUSINESS: the Board formalized the following as current officers for the balance of this year: Chair is Marga Larson, Treasurer is now Ellie Andrejuko, and Secretary is Rick Ohlson. A motion was made by Rick Ohlson for Ellie to fill the open Treasurer position, and seconded by Mike Ireland. Board voted unanimously in favor.

Additional new business by order of the Chair: the Board, on receiving Board Questionnaire(s) from interested Association members, would conduct an evaluation process, meet in person with the party(s) and conduct an e-mail vote to fill the open position.

PROPERTY MANAGER'S REPORT: Mark Campbell noted various buildings; breezeways & garages are being painted. He is scheduling additional painting in August & September, weather permitting.

Mark identified needed road repair near 227 Trailside Loop. It was moved by Rick Ohlson, seconded by Ellie to commit maximum \$3000 for this noted repair. The Board passed the motion.

The Chair asked the Property Manager about cleaning of Laundry Rooms and the Rec Center. Mark noted the grounds crew is now cleaning the Rec Center, and the Trash company is responsible for cleaning the receptacles we all use. However, some trash rooms are very bad, others are not bad at all. Mark will survey and set clean up of the rooms that need cleaning. The suggestion was made to have the trash/recycling companies notified to come clean their containers.

#### CALL TO PUBLIC

Previously, The Board was presented with sample of awning material and a request for private purchase by an owner to erect a new awning. The Board approved the request by specific vendor presented and "nutmeg tweed" color to be installed at the owner's sole expense.

Lastly a discussion on staining/sealing the individual decks was had. It was noted by Mark Campbell that while the decks look nicer and there is a value to sealing, in the long run to the Association, it is not cost effective, and thus is not currently a part of any deck repair.

Owners are free to use “earth tones” colorations, at their own expense on their decks, whether new or not new.

MEETING ADJOURNED AT: 7:54 pm

Respectfully Submitted

Rick Ohlson, Secretary