Highlands Board of Directors Special Meeting Minutes
September 28, 2026, at 5:30 PM Zoom Meeting
Draft Minutes

1. **Housekeeping – (Frank):** 5:30 pm
    a. Board Members Present (quorum): Frank, Ariel, Josiah, Shaun, Frank
    b. Units present: Mike Long, Dianne B, 427 Elizabeth, Andrea 125, Katie 419, Rebecca 212, Aaron 126
    c. Proof of Notice of Meeting or Waiver of Notice
2. **Officer, Property Manager, and Committee Reports:**
    a. Property Manager **(Della)**
        i. Approval of Lighting Bid
        Della presented a bid from Forefront Electric for revamp of exterior lighting to remove and replace 14 lightbulbs with LED "corncob" style; remove and replace 2 surface mount fixtures in the breezeways; replace 2 fixtures up on poles with a similar Rab fixture; provide and operate boom style lift to access lighting above 10'; testing for proper operation; lifetime warranty on craftsmanship; 5 year warranty on bulbs and fixtures. Total $6,347. The budget includes $6,000 for street lighting and $3,600 for breezeways. The bulbs will be amber lighting. **Motion:** Josiah moved approval of the bid, Ariel seconded. Elizabeth asked if the light on the Rec Center be made less bright. Katie said that the City of Eugene recommends a light shade that will deflect the light. The motion was approved (4)
3. **Meeting adjourned:** 5:55 pm to move into Emergency meeting to discuss approval of a sliding door replacement.