

Highlands Homeowners meeting April 18, 2012

Meeting called to order 6:30.

Board Members: Jennifer Durand, Chair, Terrie Chrones, Secretary, Kim Murphy, Joe McCulley (excused)
Property managers: Mark Campbell, Greg Gumbs excused.

In Attendance Units: 429, 314, 132

Minutes from last meeting approved and seconded. Agenda approved and seconded.

Treasurer's report: The month of March had over \$16,000 in repairs due to the snow and wind storm; our insurance carrier will pay some of the expenses and will reimburse the Association. There are a couple of months remaining on the monthly Special Assessment option.

Property Manager's Report /Actions:

Storm damages have/ and are being worked on. The lights have been fixed; the pole torn down at the top of Trailside has been disconnected and capped. The tree company is done with repair work. Insurance settlement info is in and being worked on. Mark is working on amounts, and to try and save under our deductible if possible.

The parking structure which was destroyed has been hauled away. Steelcorp is almost ready to go and install. No date yet. Brigham will repair the damaged roof, windows, and gutter which were damaged from the same tree fall.

The building inspection reports by Palmer are done. The Decks and balconies from the homeowner's approach will be planned, as this means access from the interior. The surveyor looked at all buildings including rec and laundry rooms from roof to underneath the buildings; made recommendations and identified areas to work on. The HOA now has a means to plan and project the order of repairs and upkeep. This will be presented in future meetings with protocols for repairs, timelines, and what can be done in house and what should be contracted out with supervision.

The electrician looked at the women's sauna and while it is not as hot as the men's, there is nothing wrong with the sensor. Daniel has re-worked the laundry room doors and photocells on lights as needed.

Call to public.

314 presented a request to fill in a space on their front deck providing more deck space for owner. Extensive discussion as to the appropriateness of request as this involves a HOA common area. The board accepted the owner's rough sketch and will get back to them for what is allowed, legality of this request.

With Joe and Greg's absences, questions on the fireplace are tabled until the board can convene in total. The board has a goal to clarify these issues before the next fire season. Extensive floor discussion including past issues mentioned in prior meetings. Request from the floor to follow through with whatever is possible. Request for clarification regarding structural or health issues and what the board is allowed to comment upon.

Dave Koester presented his idea for those who would like to take out a fireplace and replace with windows with a proposal to have an architect work up three different plans or approaches. If this idea is followed through, this would provide HOA owners with an approved approach to then contract such a change. He is continuing to look at ideas and then will contact board to see if architect costs for such ideas would be covered. No action taken at this time.

New Business

The Board and Property Manager encourage all to take initiative to help clean your own areas, sweep, rake, and clean up debris. Our staff will continue to blow and pick up, but we all can help. This builds community and also saves us funds. One owner requests looking into funds to purchase and help improve the plantings around houses. The owner was encouraged to do some research, but no action taken.

Kim has plans for documenting work hours and activities by employees. To be tabled until a later time.

Meeting adjourned, 7:45 T. Chrones