

Highlands Homeowner's Meeting June, 20 2012

Board members present: Joe McCulley, Terrie Chrones. Jennifer Durand excused; meeting

Property Manager Mark present, Greg excused; meeting

HOA owners present units #: 312,404,302,307,303,218.104,314,128

Meeting start: 6:30

Proposal to approve minutes, seconded, and passed.

Financial report: Joe

The financial statement shows the TV cable was paid twice; we will have a credit next month. We continue to add into our capital improvement account. Our figures are comparable to last year.

Property Manager's report: Mark/Greg

The grounds are being trimmed and cleaned up, including blowing of catwalks and curbs. The rains affect some of the recent work. One small task of storm damage remains and will be completed. We then will get the insurance funds back from Farmers. Gutters which were damaged are fixed.

This Thursday the building committee will meet with the chimney swept do a contract review and plan. Kim Murphy will keep notes of the meeting ad forward for files.

Jennifer is continuing to work on filling in the details and finalizing the FHA required paperwork for the HOA. By taking this on we have saved a significant amount compared to a private party filing fee.

Our employee Dan is continuing to work on #142 and is working through the Palmer report of identified areas.

Fitzpatrick Company has been identified as the company to begin painting the units. The plan is to have Dan prep before painters arrive, and stay ahead of the buildings. The property managers are staging what can be done this summer as a template for work, and projecting the project completion into the future.

All community messages at this point are being forwarded to Jennifer.

New Business

Discussion on the floor about the chimney inspections. In answer to the question: The chimney report afterwards will also indicate those of heavy to no use, we are not charged for those who have electric inserts.

Cynthia is finishing her last week. She is preparing 3 reports for posting: 1. No Fireworks, 2. a notice in every breezeway when the building is scheduled for painting, and when the roofs are blown so decks can be cleared of items for protection, and 3.A flyer with a response form to indicate who have dryers in their unit. Thank you Cynthia for your organization!

Kim asked if the census report has an e-mail list. It does as much as people have indicated. Discussion: to move a document copy of this list so it is on file in the office not on a personal computer. Terrie will help facilitate this.

Directive/ plan. Following discussion of surveys and data collected for our community, it was suggested to do a twice yearly update. This will be planned for October.

Question: What is the policy of late assessments over 90 days? Phil/ planning member referenced his experiences in Hawaii with these issues, but was not sure of Oregon's laws. Joe will send an email to our lawyer to find out if HOA can do a lien even if we are down the line in order for a delinquent account. Joe will report his findings.

Floor comment: A member was pleased to see sub committees such as the building committee. Perhaps other owners would be open to serve as needed if the board was more than they could do.

New subcommittee, Cynthia will take on looking into a HOA garage sale possibility as people clean up their homes and garages.

Directive *suggestion proposal*: Create at the end of the summer another fall clean-up for paints, etc. Terrie will check with property managers if this might be an option.

With no other comment or questions, meeting adjourned at 7:15.

T. Chrones/ secretary

Comment by Terrie Chrones:

Board members needed and your involvement!

We are managing with less than a full board, and our two dedicated property managers. The first are volunteer positions the second is not full time. Onsite management is much more informed than past companies which were not here as often. This group over the last year+ has saved significant money, built our funds up to address needed upkeep, orchestrated a complete review of the property and established clear protocols for hiring, bids, and contract labor. Even recent Board members who left are still attending.

Condo associations are by nature, different than a private home. Shared responsibility means shared savings and a more public presence. It is the responsibility of our community to please help, come to meetings and inform yourself how your home and your funds are being managed. Our projects are moving forward, there is a plan and attendance at meetings, reading minutes may inform you why and when work is done as it is. Consider joining the board, or a committee, or rotate as a building representative to inform your neighbors. T. Chrones