

## Highlands HOA monthly meeting January 16, 2013 Minutes

Call to order: Present: Joe McCully, Treasurer, Terrie Chrones, Secretary, Phil Abbot, Mike Ireland, Jonny Combs board members, Property Managers

Roll call and sign in: in addition to above, unite 130, 420, 404,116, 117 based upon sign-in sheet

Phil Abbot facilitated the meeting. The call for approval of minutes was seconded and approved.

### **Treasurer's report : Joe**

Joe presented and highlighted the main aspects of the projected budget for the year. The dues increase will project a \$356,904 into our accounts. Garages and renters were not charged the increase. Some main points:

Laundry was up. Wages on the sheet indicate the waived dues for co-managers. We are looking at a new insurance company for comparison but as of 1/16 we are waiting for data and are still with same company as last year. Most expenses are the same as last year. Cable was adjusted up but not a big increase, trash collection is slightly up, as is the adjustment for water and electric. We are not anticipating any liens. We are planning for future projects, we are putting aside 100,000 in the next year which will cover our 94,980 projected costs for painting. There was some discussion of phone costs, board directed Mark to review the current phone plan. We have through the year reviewed other contracts already. The dues increase gives us additional funds per month. Members of the audience had a copy of the budget to review.

It was moved and seconded to approve the budget subject to the re-classification of one item.

Joe compared the year to date with 2011 to use for the budget. We will see appreciable difference with dues increase. Joe developed the budget with Mark, property manager, and Eric, our bookkeeper at Bottom Line. Repairs and maintenance did go up, we did a lot of work this last year. Figures are available for owners. In summary, with the standards established the last two years, we are in good shape.

### Property Managers' reports

1. Chimney inspection notices will go to those who were in need of attention.
2. Broderick engineers updated on Woodcutter, the soil report is done and can begin with repair options including best solution, phasing, and the choice of contractors. The expense is to come in their design phase, with a soil engineering report. We have relevant information on our system and historical data which is good. These soils are common throughout this part of Eugene, repairs are good and viable. Greg estimates a two month timeline for the design process. The Board directed Greg to start research for a contractor to work with Broderick on the process.
3. Carpeting is 50% done, we will begin to plan in the spring and summer for a surface treatment to be put on the wood. With rugs off we need a wood product to protect.

4. Concrete work in the breezeways is going well; contractor is doing a good job. He is caught up with all previous years. He has been asked to catch up before we do any more breezeways. The top of Treehill will be a new challenge and the next cement project.
5. #132 concrete approach is to a doorway. There was a request to look at the few units with concrete, not wood walks, and check the budget for them.
6. Travis, our employee injured in a bike accident is improving and we hope he is back soon.
7. Angel Flight asphalt is looking at the asphalt buckling on Trailside, they will submit a budget which Greg will review.
8. Summer goals: we hope that the garages and carports get painted by our staff, as a goal.
9. Request to look at the hill above 1-04 Treehill with general trash. A side observation was encouraging owners to pick up, and note trash.
10. Discussion on real estate signs with comment from audience: What is the policy of display. Bylaws allow with permission. The suggestion was to have signs up only for open house, and ask realtors to take them down after the open house ( with regard to signs on Willamette), and to have a sign in the unit. The two signs at the front of a catwalk with box for flyer will be allowed at this time.
11. Phil followed up with the street sign request to slow down cars coming down Willamette as they round the curve above our driveway. We are still waiting to hear, and Phil will keep at them. This curve is dangerous. We will also look at the tree-trimming aspect of our property at this curve when Greg works with landscape clean up.
12. Fireplaces: inspection is complete and the number which did not pass will get notices and suggestions what to do if needed.

**Call to Public:**

New owner had a question who is responsible for stain or paint for preservation of decks. It was explained that Painting this summer would do rails, and Greg spent time after the meeting with owner to clarify.

Audience member asked who was responsible for trimming of the shrubs. The response was we had an employee this summer trim bushes as much as they could; the size of our property is a large task in the summer to keep mowed. Our budget does what it can, and we prioritize. Owners are always encouraged to help if they so desire, around their decks.

Meeting adjourned 7:30

Terrie Chrones, Secretary