

Highlands HOA monthly meeting February 20 2013 Minutes

Call to order: Present: Joe McCully, Treasurer, Terrie Chrones, Secretary, Phil Abbot, Mike Ireland, Jonny Combs board members, Greg Gumbs, Property Manager, Mark Campbell excused absence.

Roll call and sign in: in addition to above, units 212,309,420,104,417,145,401,429,314,212,206,145,117

Phil Abbott facilitated the meeting.

The call for approval of minutes was seconded and approved.

Treasurer's report: Joe

Jonny Combs will take over as treasurer. Joe will remain on the board.

Bottom line is doing a good job. Joe reviewed the financials. We will continue to have a goal of building the capital improvement account approximately \$9,000 a month to meet current and for future needs such as Painting, Breezeway and catwalk Repair.

Special Assessment accounts must be used for specified uses: ie. Roofing, paving, foundation and drainage repair to change any use of special assessment funds would require a majority of Owner approval.

The TV cable was paid twice in January due to billing cycle. This will be offset the following month.

When dues are in arrears over 3 months, Bottom notifies us and we then file a lien. Several overdue balances were paid off as result of lien being filed. Most Special Assessments are coming to a close, several as the result of a lien being filed. An Owner in the audience noted in some circumstances the HOA may have priority over 1st mortgage in liens; we will check this out with our attorney.

The Board previously agreed to increase all Maintenance Fees, including Garages 15% effective last November. Through an oversight, The Garage portion of Maintenance Fees were not increased last November. This will be corrected, effective April 1, 2013, but will not be retroactive.

The Board discussed renter's fees and following the rules. New rental occupants take more of Property Managers and Board Members time to inform and educate. In increase in Renter, Fees is under consideration by the board.

Bottom Line has really helped with the budget and professional guidance and oversight.

Property Manager, Greg:

Current items under contract:

Concrete in the breezeways, we are continuing to work through the units.

1. Paving on Trailside is being worked on several factors caused the bulge and will be fixed as weather conditions permit. We are looking at a paving 'regimen' to continue into the future, getting into a progression which as asphalt repairs are needed may lower rates. Western Asphalt has the contract.
2. Summer goal of painting 4 buildings, this year, including repairs, patch, and paint.
3. Maintenance repair on Woodcutter we have a soils assessment, and then lining up engineer and contractor for a good, solid fix for the situation.
4. Our maintenance employee Travis was injured, is back and back to work. Greg will discuss his real capacity to continue. One of his job descriptions is to continue to work on catwalks and surface. Extensive discussion at the

meeting with audience what works best for the surface? It is a huge community decision. **Following the end of the minutes is a survey to return with billing to Bottom Line gathering input.**

5. **Greg's** long view is to finish all painting and have the entire complex getting a good cleaning, moss, leaves, etc.
6. **No other pressing items.**

Directive: Greg will send a letter to owner of #149 regarding their unit and issues brought to the meeting.

Directive: 401 light sensors needs checking and possible fix.

New Items. Presented by Phil and Board:

It has been suggested by Property Managers and Bottom Line there could be compensation for directors. Currently this is prohibited in the bylaws. Also, this idea leads for board members to have more responsibility and should fit costs. However, for this idea to go forward, it must go to the general membership for approval. The suggestion will be looked at.

Mark Campbell (one of our property on site managers) has sold his condo and at the request of the Board will stay on as PM. The Board is looking at an on-site PM with compensation of rental and some salary... The idea is to have on site managers with the right skill set, fixed hours, and job description. Please let us know of your feelings or if you are interested.

A prior idea of incentive, a \$25 monthly reduction in fees for Building Representatives is being re-visited. There would be responsibility to attend meetings and to communicate with your designated building. We are asking if there is a list of interest, also what the list of duties are. The goal is to communicate who the representative is, and to meet neighbors.

Discussion: What are the guidelines? What do owners to and what would the contract be? How fast does PM currently address issues? The audience and HOA are reminded to go to Greg and Mark as needed.

Discussion: There are several obsolete and un-enforced bylaws. WE need 50% of owners to vote to change any by laws. We are looking at a sub committee to study and review these 40 year old bylaws subject to a vote. It was moved and seconded to have a committee begin this process.

A signup sheet was passed around for owners interested in any of the above issues. They will be contacted by members of the board. In addition, others who are interested are encouraged to contact the Board or Property Managers. It was noted, as it the past, renters are welcome to attend HOA meetings, share their issues, and be part of discussions.

Meeting adjourned at 7:30 p.m. Terrie Chrones, outgoing secretary

Please give your community, Board and PM your views. Pleas cut and return with your monthly dues

What is your preference for the catwalks surface?

No carpet (Bare Wood)

Carpet

Sanded paint

Other _____