

**Highlands Condominium Association  
Minutes for Annual Meeting on February 10, 2016**

Board Members Present: Marga Larson (Chair), Patrick Lynd (Secretary), Mike Ireland

Board Members Excused: Tiffany Mellow (Treasurer), Wendy Petula

Guests: Mark Campbell (property manager)

17 Units Represented in Person:

105,117,128,149,153,216,302,309,310,312,314,405,  
421,425,427,429,431

51 Units Represented by Proxy:

101,104,108,110,111,112,116,118,123,124,125,126,127,131,  
,132,136,138,139,140,141, 148, 201,202,203, 206,210, 211,  
212, 218, 219, 302,303,305, 311, 315, 401, 403, 404, 407,  
409,410,411,414,415,418, 420, 424, 426, 430, G29, G-18

**Call to order: 6:05 PM**

**Approval of 12/9/15 Meeting Minutes:**

Patrick Lynd moved to approve the December 9, 2015 Regular Meeting Minutes, Mike Ireland seconded and the minutes were unanimously approved.

**Election of Board Members:**

Terms of Two Board Members expire tonight: Marga Larson (Chair) and Mike Ireland

In addition, there were two Mid-Term Retirements: Patrick Lynd (Secretary) and Tiffany Mellow (Treasurer)

Joyce Curtis, Rick Ohlson, and Marga Larson were on the ballot. Mike Ireland was nominated to serve out one year of one of the retiring members' terms.

The Chair opened the meeting to nominations from the floor. No further nominations were made.

There being no further nominations, the Chair called for a vote by a show of hands. Joyce Curtis, Rick Ohlson, Marga Larson and Mike Ireland were unanimously elected without objection as follows: Joyce Curtis (1 year), Rick Ohlson (2 years), Marga Larson (2 years) and Mike Ireland (1 year).

**Bylaws Update:**

Also on the ballot were several proposed amendments to the bylaws. However, the proposed amendments were not publicized prior to the meeting as required by Paragraph

11.1 of the bylaws, so the matter was tabled and no vote was taken.

**Financial Report:**

Chair Larson gave the financial report in Tiffany Mellow's absence. The Association is on budget for the year.

**Hot Tub Committee Report: (Rick Ohlson)**

The repair work on the hot tub has started. There was one unanticipated issue with the manifold but nothing to prevent the repair.

**Property Manager's Report: (Mark Campbell)**

EWEB Easement  
-down to one sticking point. EWEB will only agree to repair damage to the Association's roads in Stage 5. General consensus of the members that should be expanded to cover the entire property.

Building 14  
-Should be completed the week of February 15, 2016  
-There will be additional repairs of minor cracks to interior walls once the repair is completed.

Decks  
-Currently working through Stonewood tier of buildings.  
-Entire project will be completed in approximately two-and-one-half years.

Landslide on Stonewood  
-Has been inspected by an engineer  
-We will be planting ground cover in a grid to stabilize the hillside  
-possibly will need repair

Next Meeting is April 13, 2016 at 6:30 p.m.

Reported that 15 Owners had turned in Fireplace Inspection Reports.

Meeting adjourned: 7:30 p.m.

Next scheduled meeting is on Wednesday April 8, 2015

Patrick Lynd – Secretary (Retired immediately after the meeting)