

HIGHLANDS CONDOMINIUM ASSOCIATION MINUTES OF ANNUAL MEETING  
DATE: 2 March 2017

BOARD MEMBERS PRESENT: Marga Larson/President, Rick Ohlson/Secretary, Ellie Andrejuko, Mike Ireland                      Absent- Mark Musgrove

PROPERTY MANAGER: Mark Campbell

GUESTS PRESENT: none

UNITS PRESENT:

414,424,420,202,427,214,212,412,148,147,216,224,421,109,153,312,307,218,217,302,43  
1,132, x40, 429, 405

CALL TO ORDER: 6:32pm

APPROVAL OF PREVIOUS MEETING MINUTES (December 2016 Meeting):  
unanimous approval

COMMITTEE REPORTS: Insurance Committee/Ellie chairperson: Ellie request other interested parties in the HOA please join her on this review committee. She has reviewed our policy currently in force, and the cyber addendum is not of value to The Highlands. A question came up about coverage on the Hot Tub insurance requirement and the Hot Tub is insured/covered. The Earthquake Insurance investigation continues, but no decision is made, so it is pending.

Treasures/Finance Committee/Mark Musgrave chair delivered by Marga Larson: The Association has a few delinquencies of over \$1000 each, which have been previously disclosed but they remain active. When \$1000 delinquent is reached, it causes a shift in contact by the association. At this time, that figure coincides with 3 months delinquent.

Comcast Cable TV Committee/Rick Ohlson. Rick noted to the assembled meeting we are given notice by Comcast they are raising our rate to \$32.64 per home immediately. He shared information about Century Link giving us potentially cable and phone service, but not video (cable TV). He is in contact with them and they will come give a presentation this year on request. The current Comcast Bulk Agreement is in force until October, and the 60day exit clause is thus active in August. There will be a poll distributed to each home asking what that homeowner would like to have available. At this time, only Comcast can give us all 3 services, but it is known that not all Association members want all 3 services either.

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Beautification/Grounds Committee/Shannon Kane. The sprinkler system or soaker hose idea is pending further discussion; Shannon was out of town. An idea of using native plants was also brought up by Gigi. To be continued.

OLD BUSINESS: Property Manager's Report/Mark Campbell: Discuss of claim for water damage on the 405-408 Stonewood carport. Discussed not putting in for the claim, as the deductible is \$5000. It could cause a problem with our policy. It was moved by the board to internalize the claim, and Mark will withdraw the claim with our insurance agency. Additional inquiries came from the gallery as to trees/trunks/stumps being removed that are down or damaged. Mark noted not every tree that came down in the winter storms will be addressed-cost is a factor. We are looking primarily at any that might be hazardous. At this point-2 months after the last snowstorm, we are pretty much caught up on the trees.

NEW BUSINESS: Election of Officers: 3 current board members Ellie, Mark, & Mike came up for reelection. We had a proxy quorum for the election. I did not get the election results on this matter yet.

Restrict Check signing authority to Board Officers: I did not get the result.

Election of Officers: I do not have minutes that show the Board Elected new officers

Amendment to By Laws: a multitude of changes were presented to the Board for action, and the Board voted to approve them with the quorum requirement met. The results of the votes were not known at the Annual Meeting, so the results will be disclosed at the next routine Board Meeting.

CALL TO PUBLIC: Rick Ohlson recused himself as Secretary to the Board, and went in to the Gallery, to ask a question as a homeowner, to the Board. His question to each Board member present was this question: "How would you as a board member respond to a petition signed by a majority of owners, even if it conflicts with your view of the topic?"

Three Board members Ellie, Mike and then in turn Rick noted: "Unless the petition contained an illegal parameter, I would support the will of the association as noted on the Petition".

One Board member, Chair Marga Larson, noted she would not be bound to support the will of the petition, based on her knowledge and interpretation of Highlands's fiduciary responsibilities.

Mark Musgrave, being absent was not able to make his comment known.

MEETING ADJOURNED AT: 8:09pm