

HIGHLANDS CONDOMINIUM ASSOCIATION OPEN BOARD MEETING MAY 16
2017

BOARD MEMBERS PRESENT: MARGA LARSON/CHAIR, RICK OHLSON/SEC'Y,
MARK MUSGRAVE, MIKE IRELAND, ELLE ANDREJKO

PROPERTY MANAGER PRESENT: MARK CAMPBELL

GUESTS PRESENT: NONE

UNITS REPRESENTED: 302, 210, 424,107,104, 310,222,212,405,128,132,421,314,
429

CALL TO ORDER 6:31PM

APPROVAL OF PREVIOUS MINUTES (ANNUAL MEETING FOR 2017):
APPROVED BY THE BOARD.

COMMITTEE REPORTS: Executive Committee: no meeting held, next meeting is
scheduled for June 13 at 5:30pm

Cable TV Committee: Rick Ohlson welcomes all association members to join this
committee. Rick noted during June, both Century Link & Comcast would make known
proposals for consideration here at The Highlands. All residents will be able to ask the
representatives questions, after the presentation. The Highland contract comes up for
automatic renewal later in 2017. Notice must be given in July for concluding contract in
October 2017, if that is a direction The Highlands wishes to go.

Financial Report: 2 Residents continue to be the prime residents with significant dues
overdue. For the most part, the collection of routine dues are deemed "good". The
Financial Committee reported the painting of 2 buildings would cost approximately
\$30,000 to include power wash, siding inspection & repair, and the actual painting.

The Association has advised for individual unit decks, the first go around is complete.
New decks should last 20-25 years.

BEAUTIFICATION COMMITTEE Report: Shannon Kane/chair, gave a complete list of
purchases planted, to the delight of the audience. This committee took it upon themselves
to do some weeding. There is continuing discussion about the possibility of setting a
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watering system up. That proposal is not finalized. A storm drainage proposal was presented for consideration.

NEW BUSINESS: Elle brought up a proposal to lock in the remaining Board meetings for 2017. This proposal represented a new change for established board meeting dates. Elle outlined the 2nd Tuesday every other month thru 2017 be the new date to meet. The vote to move dates was 3-1 in favor, motion carried. Next meeting is thus July 11.

Next, it was disclosed by the Property Manager that the various By-Laws changes voted on at the Annual meeting earlier in the year are invalid. The Chair took responsibility for the invalidation/wasted efforts for this matter, as our By Laws require a posting/notification at least 10 days in advance of any meeting where By Laws changes are proposed. This advance notice did not occur.

Next is the Highlands Water Leak project/Rick Ohlson. All homes got toilet leak test tablets, and The Highlands hired Accurate Leak Detection to come in after the EWEB sweep of our system found 2 specific areas with leaks. The leaks were pinpointed, homeowners advised. The expensive bottom line is the water leaks; over a 24 hour period mount up drastically 1000's of gallons over a month. Owners need correct their homes sink & toilet leaks. EWEB bills us for the water, whether you use it or not. The board thanks all Association members for helping keep a lid on this controllable expense.

PROPERTY MANAGERS REPORT

Mark Campbell advised the State of Oregon offers a subsidy for tools for on the job-injured workers. The presentation offered the Highlands a chance to acquire a utility vehicle to assist one of our grounds staff do his work at a significantly reduced price. The board approved the action, and the vehicle acquired.

Mark advised the Hot Tub heater had been replaced. The repair and the opening of the swimming pool are now in effect.

A discussion was entered on the merits of using our employees for seasonal high-risk work, noting the potential of on the job injury to occur. SAIF will be contacted and analyze our needs.

CALL TO PUBLIC

Two HOA members Joe McCully & Dan Armstrong presented a talk to ask for HOA consideration on removing 8 fallen trees and root balls from the storm, that impact their views. The board noted it would take their proposal under consideration and the Board asked the Executive Committee to meet and examine the area. This would occur at the DRAFT DRAFT DRAFT DRAFT DRAFT DRAFT DRAFT

next Executive Meeting on June 13. All Board members were welcomed to attend the "walkabout" of the specific area Joe & Dan proposed be beautified.

No further business being noted, the meeting was adjourned at 8:25pm

The next HOA Board meeting is July 11, where among other business, the Comcast Cable contract will be acted upon. Please be there if your schedule allows.

Respectfully Submitted,

Rick Ohlson,
Secretary to The Board of Directors
The Highlands Condominiums