

BOARD OF DIRECTORS REGULAR MEETING JULY 11, 2017

Call to order 6:42 pm

Board Members Present: Marga Larson/Chair, Rick Ohlson/Secretary, and Mike Ireland. Elle Andrejuko absent with advance notice given.

Property Manager: Mark Campbell

Guests Present: none

Units Represented: 210,212,121,214
224,421,404,120,155,153,314,310,405,148,403

Minutes of May 16 General Board Meeting approved as corrected by the board.

Announcements as follows:

Board Member Resignation: Mark Musgrave has submitted his resignation. His new work position has grown so he no longer can serve on the board. The Chair announced a call to fill the position. The August meeting will look to have 1 or more names submitted of which one can fill the remaining term of this Board position.

Committee Reports:

Executive Committee-met to assess the tree stump removal request made at last meeting. Rick Ohlson, invited Board member at large, to walk the area, joined Marga & Mark Campbell as active EC members. Marga gave Mark approval to reduce size of a series of large stumps by pressure washing dirt and using a chain saw to reduce bulk size down, for at least 8 stumps on The Highlands grounds. Also an instruction given from EC for Mark to coordinate thru Beautification Committee a visit by the County/ OSU

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extension person to assess Douglas Firs that grow on Highlands property, with a future report of that visit.

Cable Television Committee: With visits by and proposals received from 2 media providers to The Highlands Association, we move forward to a decision on whether to extend, extract or take on a new Multiple Dwelling Unit Bulk agreement. The Committee, thru a bulk e-mail asked residents to make known their preferences, as a guideline to the Committee who will report to the Board of Directors our member's preferences. It has been clearly made known to the Association one choice would raise dues. It is likewise made known to the association at this time the board is not unified on a full refund of per dollar spent if we extract from a media contract.

The Committee advised the Board and all members present to make their choices known in the near future, so that the board can act in compliance, if necessary, with the current in place agreement.

Finance Committee: Marga advised the finances are good, but 2 large outstanding amounts remain in place. Reserves are at the projected level.

Beautification Committee: Shannon again asked the Association be reminded the Beautification Committee is looking for volunteers to join them. There were a group of seedlings given to the Committee earlier this year, but only 4 have survived. A fall planting event is planned.

Safety & Preparedness: Mike Ireland looks for volunteers to join his committee. He has advised in a variety of natural disasters, our area would be hard hit and the committee will take steps to become educated accordingly.

Property Manager Report:

In conjunction with Executive Committee meeting in June, Mark advised on the OSU Ag service person's visit to The Highlands as relates to our Douglas fir population. The beetle will attack trees of a certain minimum size, and ultimately kill the tree the pest's reproduction. It then moves to another tree. Mark noted the Expert has made known a pesticide in packets that attached to each tree, at a very modest cost. A rough computation was made for treating the quantity of Doug Firs we do have, and the Board asked

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Mark to proceed with getting the packets. The pest does not go after our other trees.

Mark noted a type of ant has been seen at some residences, but we do have a spray done twice a year, which is directed at ridding the areas of this pest.

The Beautification Committee Chair (Shannon) asked Mark about the ground cover destruction they saw on a Highlands walkabout. Mark noted he asked the grounds crew to spray a directed spot to eradicate poison plants. The crew elected to use a product outside the contained area, and this spray kills everything it contacts. Mark noted the grounds crew would not be doing anymore spraying without his direct involvement. The Board noted The Highlands in general does not spray our vegetation areas.

Old Business:

Meeting schedule was modified at the last Board meeting as a consideration to a board member. That is no longer needed. Rick proposed the board revert back to the long established 2nd Wednesday schedule. It was moved, seconded and approved. The board meetings for the balance of 2017 will be August, October & December.

The Chair has previously noted to the Board we need elect officers for a current term. The Board noted it could be done via e-mail.

New Business

Rules & Regulations Committee can streamline our Association rules & regulations. Marga outlined the requirement to effect change here in our governing documents. She clarified the By-Laws take one level of both actions by the Association and by the Board to submit changes in the By Laws. She noted the Rules & Regulations do not require the same levels of action, and in turn, the Association can benefit from a streamlined method of setting new Rules & Regulations up here.

Open Seat on the Executive Committee:

With a resignation from the board as a whole, the Executive Committee also sustained a resignation. Nominating Mike Ireland to fill the spot left open,

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The Board unanimously elected Mike to fill the EC spot for the balance of the term.

Agenda circulation:

A new idea suggested by Marga is 1 week in advance of a Board meeting, the Agenda be distributed to all members via e-mail, with a specific request for input from all Association members. This would not preclude each Board meetings “Call to Public” where any Association Member can speak up on any matter to the board. We will try it.

Call to Public:

A Matter of Concern was brought up by Mike Ireland regarding trash accumulation, and cleanliness of trash/recycling bin areas, as well as The Rec Center. Mark noted the vendor we employed has been dismissed, as it was discovered they were not doing work on a schedule that was submitted for payment. Mark noted the cleaning up of trash & Rec Center & Collection areas is going in house. The board asked all members to consider picking up trash if they see something someplace it should not be.

The next topic was a request for placement at a home for an awning, over a deck. The request asked how is permission obtained to erect an awning. Some examples of color & type were presented to the board. In general it was noted that certain colors and constructions could be approved. A strong qualifier for approval requires the awning not channel weather elements – like rain- on to our decks to cause premature wear.

Next Board Meeting is August 9, 6:30pm in The Highlands Community Room

Meeting Adjourned 8:15pm

Respectfully Submitted

Rick Ohlson, as Secretary for the Board

