

HIGHLANDS CONDOMINIUM ASSOCIATION MINUTES OF BI MONTHLY MEETING DATE: OCTOBER 11, 2017

BOARD MEMBERS PRESENT: MARGA LARSON/CHAIR, RICK OHLSON/SECRETARY, ELLIE ANDREJUKO/TREASURER, AND MICHAEL IRELAND/AT LARGE MEMBER

PROPERTY MANAGER: MARK CAMPBELL

GUESTS PRESENT: JAY BONZER, HOA Insurance Agent

UNITS PRESENT: 424, 104,420, 421, 424,412, 405,155, and 312

CALL TO ORDER: 6:32pm

APPROVAL OF PREVIOUS MINUTES: approved with addition/notation full Executive Committee currently is Marga Larson, Michael Ireland & Mark Campbell

ANNOUNCEMENTS:

COMMITTEE REPORTS: Insurance Committee/Elle is Chair. Elle invited the Associations Insurance Agent to speak on our policies & discuss earthquake insurance here. He advised either a homeowner or the Association could get their own insurance separate of each other. EQ insurance is from the sheetrock out for the Association, and the sheetrock in for the owners. The value of \$16.4 million was discussed for the buildings, which make up The Highlands Condominiums. Jay noted we could save money in all our insurance policies if we adopt a figure of \$14m replacement cost. Elle made that motion to the Board, and it carried. At this meeting, there was no further action taken on Earthquake Insurance, as some questions came up Jay will get back to us on. For the record, even though Flood insurance is another type of insurance we could get, the Highlands is not in a flood plain.

Grounds Beautification Committee: Chair Shannon Kane made a formal 2018 Budget request to have \$500 included with 15 hours to be used for planting, water systems, replacements. The Executive Committee will take this under consideration at its Budget Meeting on November 8, at the Rec Center.

Cable TV Committee: Rick discussed how after the Highlands Board approved a switch to 100Meg Speed internet as the provided media for each association member at the same price we paid for cable TV, Comcast requested they make a new proposal known to us.

The new proposal came back with a revised downward price for \$60 for both HD Cable TV & 100 Meg Internet speed to some \$38 & change. Board Chair Marga reviewed the year's budget and projections. It was determined the Association can foot the difference per Association member, based among other things having a reduced period to pay it next year. It was moved & seconded by the Board to accept the newest Comcast proposal, which has a 3-year life. Rick announced members would see changes in their Comcast bills based on the level of current Comcast services they have.

Financials: Elle announced 5 letters to past due significantly Association members. Of the 5 contacted, 3 have paid, 1 requires further legal action & 1 is no response to letter per Mark Campbell.

OLD BUSINESS: The vacant Board position was filled by the appointment of Wayne Vincent to finish the term. Craig Ward notified the Board he maintains his strong interest to serve, and will have more time after his class load concludes at a point in November.

PROPERTY MANAGER'S REPORT: Mark Campbell advised another Woodcutter building has been painted and siding repaired as needed. Road paving near 217-224 Treehill is completed. Deck repairs continue, it was advised by Mark the remaining decks are thought to be less damaged than the first group of decks-initially triaged a few years ago. Mark continued his advisements noting the Highlands Garages & Breezeways are now fully painted. The life expectancy is easily 10+ years on each area painted. Mark concluded his advisements with a notation different "winterization processes" have start on certain common areas of The Highlands.

CALL TO PUBLIC: Rick Ohlson. Homeowner of 405 Stonewood, notified the Association he is circulating a petition that when signed by resident owners shows the Executive Committee & The Board of Directors the undersigned HOA members do not want an HOA dues increase in the HOA Dues for 2018 Petition to be turned in to the Executive Committee before the November 8 meeting & the Full Board before the December 13 meeting.

Shannon Kane asked about having a ductless heater installed, a home improvement many owners have already done. She was advised the Association allows them, with approved install.

Wayne Vincent asked about blackberry pruning plans, now that they are dormant.

Elle Andrejuko expressed her appreciation for her building's trash room being cleaned; Mark Campbell further noted to the association the trash company will instages, be replacing the actual trash receptacles.

The topic of homes with private washer/dryers installed came up, and Mark reminded the association privately owned dryers are the responsibility of the owner for vent clean outs as necessary.

MEETING ADJOURNED AT: 8:13pm

Submitted by

Rick Ohlson
Secretary of the HOA Board of Directors