

Approved minutes of Highlands Board of Directors meeting held August 8, 2018 at The Rec Center

Call to Order by The Chair at 6:32pm

Approval of June 8, 2018 Minutes: the Board approved the Draft minutes with 2 amended changes made by The Chair. Property Manager will publish these minutes on the website on receipt.

Board Members Present: all - Marga Larson/Chair, Ellie Andrejko/Treasurer, Rick Ohlson/Secretary, Wayne Vincent/Ass't Secretary, Mike Ireland/Board Member at Large

Property Manager : Mark Campbell present

Guests Present: none

Units present: 126,208,120,427,113,134,128,420,421, 105, 153,403,405,155, and 403

Call to Public: Marga announced this is one of 2 times in a meeting when "the public" can bring up a matter they have for the Board's attention.

Announcement: Rick advised all in attendance a new record, all time high price, has been achieved in a sale here. The owner voluntarily identified himself or herself, and offered up the price paid and competitive bids for a fabulous home. The Secretary, in a direct conversation with the happy selling Agent, was advised the buyer clearly indicated the #1 reason for the purchase was the value of the home compared to South Eugene condos.

Committee Reports:

Insurance Committee/Ellie getting a total of 3 bids for insurance & earthquake coverage. Additional report at next meeting.

Financial Committee/Ellie: A new past due policy goes in to effect whereby after the 10th, HOA bills go out with a stamped "past due" marked on them. There is a more aggressive collection being made. Those efforts have netted 1 new paid in full, 1 agreement to terms- and 1, which may go to lien.

The HOA is looking in to a bank change to allow the Property Manager to deposit his quantity of acquired cash in the form of quarters into our account without surrendering his personal data.

The Financial Committee has become aware of a past due lien that was paid but not closed with the county. The \$200 fee to close it was approved.

DRAFT MINUTES

Reserve Study/Marga: still working on a report. An updating of more localized estimates for work is noted and being compiled for the future presentation

Beautification Committee: Chair was absent from this meeting.

Management Committee/ Marga & Mark Campbell. Association received a request to use certain facilities for a birthday party on the cul-de-sac. The Board voted 3-1 in favor.

OLD BUSINESS

Rules & Regulations/Ellie the committee's report was submitted, but discussion tabled until the next meeting.

Highlands WalkAbout Committee/ Ellie they noted most violations observed first hand in the 1st walkabout were rectified after receiving notice. A few remain. People did clean up their decks.

Tarp usage on storage areas is a new topic, but the committee did not have a united recommendation. Further discussion will occur by the board, tabled accordingly.

Comcast Committee/Rick first group of homes processed in July. New signup for August 17 underway.

Annual Meeting Packet: Both the Ass't Secretary & the Secretary will work on a packet protocol, with an advisement the Property Manager will forward past information on that process to them.

NEW BUSINESS

1. Homeless Car Camping observed here/Wayne personally observed someone camping out of their car, including a quantity of litter. A staff groundskeeper notified the camper to move on, and he did. The Board recommends Homeowners keep your eyes open and report anything suspicious as well.
2. The City of Eugene has enacted a Wildlife Feeding Ban/Wayne. In addition to Being in our newsletter, it is noted Turkeys & Deer are a part of the ban. Please don't feed them. Feed per the ordinance means "to place, deposit, store or scatter food, garbage or any other attractant so as to constitute a lure, attraction or enticement for wildlife." "Wildlife is defined as Deer, Raccoon, Wild turkey, bear, cougar, coyote or wolf". "Wildlife-Feeding prohibited. No person shall feed wildlife within the city" Quoted items are now a part of the City of Eugene Codes.
3. Agenda Preparation/Wayne - Made a motion to have The Chair prepare & distribute future Board meeting Agendas. Motion passes 2 yes & 2 abstaining.

DRAFT MINUTES

4. Webpage changes submitted by Mark Campbell now updated.
5. Roofing Estimates: 2 are received by the Property Manager, a 3rd is coming. The estimates range from \$24-\$36,000 per roof. Any work would commence in Spring of 2019
6. Highlands HOA newsletter: "The Highlander is the new name, be posted in the Breezeways. Two lovely prizes were awarded to the winners who named it.
7. Tree work estimates: 2 are in hand + 1 more coming. The Board okayed \$6500 for tree work, accomplished the motion to spend that figure.

Property Managers Report:

Painting project is done for the year.

FHA packets are being prepared and will be submitted on schedule

Decks- at least half of the entire Highlands group of homes has been done. All of the decks seen as "risky" in the inspection earlier are replaced.

Roofs: Further to the roofing estimates, the current budget includes funds to do 3 buildings roofs in 2018

CALL TO PUBLIC: A member of the Association brought up concerns about various building foundations. The Property Manager advised ALL of the Highlands foundations have had previous professional engineer evaluations, and any needing changes have received them a couple years ago.

Disaster Preparedness: Elizabeth of 425 brought up a previous item discussed by Mike Ireland, the idea to get a group going here for this topic. Her volunteerism for this area is appreciated by all here.

Video Security System for Rec Center: Mark Campbell recommended the Board approve \$300-\$400 for a closed circuit monitor system, with notification via the internet. Motion to spend the money made & Board approved the expenditure.

NEXT BOARD MEETING IS SCHEDULED FOR OCTOBER 10, 2018 at Rec Center

Meeting Adjourned: 8:29pm

Signed

Rick Ohlson/Secretary & Wayne Vincent Assistant Secretary

