

**Highlands Board of Directors Special Meeting**  
**Wednesday July 7th at 6:30 PM**  
**(Zoom Phone Conference)**  
**Minutes**

**1. Call to Order** at 6:33 (Wayne)

**2. Board Members Present** (Quorum): Wayne, Claudia, Lisa, Kate

Units present: 155, 208, 422, 153, 118, 212, 414, 308, 424

**3. Proof of Notice of Meeting or Waiver of Notice**

**4. Reopening the Recreation Center**

Within the last few months, approximately 10-16 people have requested access to the rec center. Areas of the rec center under discussion for opening include the pool, hot tub, bathrooms and showers.

Who can access the rec center: Residents of a unit or people in a pod can receive access. Per state requirements, use of the pool and hot tub requires a minimum of two people to be present. We could retain the 2-guest policy that existed prior to the pandemic.

Indemnification letter: A copy of the revised indemnification letter including our attorney's additions was made available to the board. Signing the letter would be a prerequisite for having one's access card activated.

Discussion:

- We might need to add lines to list all minors, add a signature line for guardians, and add lines for listing names of individuals in a unit/pod.
- The letter does not prevent someone from suing us, but provides some protection.

Restrictions: The state has removed all restrictions for different venues to be open. Like other organizations, we can establish HOA specific restrictions. Some organizations require unvaccinated people to wear a mask; in one grocery chain employees display their vaccination record on their name tag.

Discussion:

- All users would need to make a reservation to have their card activated. Once a card is activated, it would stay active between reservations.
- Reservations (e.g., 1 hour and 15 minutes) could be made at the beginning of the week for that week only.
- Time would need to be allocated to allow people to clean before and/or after their visit.
- We could ask people to wear a mask inside the rec center, and not require masks outside on the pool deck.
- We could make access contingent on vaccination record.
- People would enter upstairs and leave through the downstairs door.
- It seems that people have varying risk tolerance levels. After Oregon lifted all restrictions, people's behavior is driven by personal choices. Does

access to our rec center represent a greater risk to the HOA than people's access to pools/rec facilities in the larger community?

- We would need to follow OSHA signage guidelines re covid symptoms, cleaning procedures and frequency.

Compliance/Monitoring: Most compliance would need to rely on an honor system. All individuals accessing the rec center will be on camera. Access can be blocked based on observed rule violations.

Discussion:

- Given our lack of resources to have staff onsite to monitor compliance, many people are likely to disregard the rules and restrictions. Would it be better to simply open up without any rules/restrictions?

Mark will start on cleaning the pool and hot tub. We will develop a new plan and review it at the next meeting to see if a motion can be brought to the floor and passed.

**5. Adjournment:** 7:50p