

HIGHLANDS CONDOMINIUM ASSOCIATION MINUTES OF BI MONTHLY MEETING DATE: Wednesday April 13, 2016

BOARD MEMBERS PRESENT: Marga Larson, President Rick Ohlson, Secretary
Wendy Petulla

Excused Board Members: Joyce Curtis, Mike Ireland

PROPERTY MANAGER: Mark Campbell present

GUESTS PRESENT: none

UNITS PRESENT: 216, 426, 421, 314, 310, 224

CALL TO ORDER: 6:38pm

APPROVAL OF PREVIOUS MINUTES: moved and seconded by the board to approve
February 9 2016 Annual Meeting minutes

ANNOUNCEMENTS: the beehive demo in 216 was successful. But we now have carpenter ants, and some sugar ants. HOA members are reporting ants are disrespectful, and come into their homes without invitation. Mark is assembling bids. The way it will work is the HOA will pay for spraying outside and around our 16 buildings, and our Rec Center. But if you want inside your home, that is your responsibility to pay.

COMMITTEE REPORTS:

Financial Committee: Currently the HOA is slightly ahead on budget. Questions came up as to what type of increase will be asked for next. This year, the HOA took a COLA of 1.1% for the increase.

The matter of remaining special assessments owed to the HOA yielded disclosure that some of the remaining units, through the process of being sold through foreclosure may be able to circumvent the assessment. The board is to draft a letter to those remaining owners reminding them the assessment becomes due June 30.

Building Committee: noted 4-5 decks have been replaced since the annual meeting, with differing levels of decay found, but all had decay.

The EWEB easement causes the HOA to dismantle our carport when they (EWEB) must dig up the pipe 9'+ below the asphalt. It is in both EWEB's & The Highlands best interests to move the pipe to minimal exposure on our property. EWEB foots the bill. But EWEB wants to limit their future exposure on damages to Highlands property--"stage

5” is the easement phrase of the area of the property. EWEB has requested an additional easement to reposition their waterline. Discussion ensued regarding the provisions of the easement, our rights and EWEB’s liability for damage. EWEB has taken a hard line position with regard to affirmative acceptance of any additional responsibility. Our attorney advises us though EWEB is unwilling to cede to our requests regarding our specific assurances, the easement EWEB is proposing does not diminish our position. Mark added that repositioning the line would actually reduce our potential risk associated with regard to any future break. We would no longer need to dismantle and rebuild carports in the even of a problem and water flow from any future problem would be further from our structures.

The now legendary **Hot Tub Committee**: this thing has dragged on too long, even if thru the committee diligence, we are significantly below budget on the repairs. A new timer switch for members use must be obtained, and the leveling process will be done by month’s end. The operational date for member benefit is expected to be before the Property Manager opens the swimming pool, but how much in front is a concern to the committee. All members are assured there is dramatic progress, and the easy view from the Rec Center deck is proof positive our own Kenneth Clark & the Affordable Spa (our vendor) are getting something done and not wasting members dues. Mark will continue his contact with the vendor, pressing for completion.

OLD BUSINESS: Board Duties- Marga presented an old document previously circulated. Between April 19 & the next meeting, the board will discuss applicability and potential changes.

Recent Garbage Room overflows are people moving out, which overload them, and in turn take manpower from staff to distribute or truck out the overflows. In the case of renters, the association will assess costs to the owners of the unit, which will recoup the HOA expense

NEW BUSINESS: tonite, Rick Ohlson moved and Wendy Petulla seconded a motion to get the \$100,000 line of credit as previously discussed. The HOA Board voted unanimously on getting the \$100,00 line of credit for seasonal work. It is only for 1 year, but will have strict limit uses imposed, and will be annually renewed based on work log.

PROPERTY MANAGER’S REPORT:

CALL TO PUBLIC: The owner of 314 asked about the Property Managers plan to increase staff to supplement Kenneth’s tasks. It became known there is budget for seasonal increase-mainly summer months, but not only then- The PM assured the board he will be commencing his hiring process within 2 weeks of the meeting. The board recognizes Kenneth’s work can be maximized at certain areas if he does not have to also be doing less demanding tasks. We all love blown clean roads & our beloved catwalks to

be clean, but to take away from his day when a helper can do that is one example presented at the meeting.

MEETING ADJOURNED AT: 8:30 pm

Respectfully

Rick O. sec'y to the board.