

HIGHLAND'S CONDOMINIUMS BOARD OF DIRECTORS ANNUAL
MEETING FEBRUARY 22, 2018

Call to order 6:38 pm

Board Members Present: Marga Larson/Chair, Rick Ohlson/Secretary, Mike Ireland. Ellie Andrejko absent with advance notice given. Wayne Vincent was absent due to being sick.

Property Manager: Mark Campbell

Guests Present: none

Units Represented:

412,309,210,128,427,118,212,216,404,314,315,155,405,153,105

Property Manager noted a simple quorum to allow business to be conducted was met, but not enough proxies returned to allow for voting on proposed by-laws changes.

Proof of Notice of Meeting was supplied.

Reports of Officers

Treasurers Report: Ellie Andrejko noted a copy of the January 2018 Financials is available. There are collections for delinquent HOA accounts in process. As treasurer she has requested the Business Manager initiate collection letters in an attempt to minimize overdue amounts, and assist each unit to become current in Dues as necessary.

Reports of Committees:

Insurance Committee: Ellie noted there is no update to the insurance policy questions since the October meeting, where changes were made. The Highlands insurance policy is an annual policy, and we review it the meeting before the renewal. The agent, John Bonzer, has answered questions about the complex and also explored earthquake coverage with the Association Ellie has noted. Owners are able to get their own internal earthquake insurance it was advised in Ellie's report, if they chose. Ellie has requested quotes for external losses be provided. Lastly, the Insurance Committee welcomes one or 2 more Association members to join it for the benefit of the HOA. At that point, HOA member Craig Ward volunteered to join the Insurance committee.

Comcast Committee: Rick advised any HOA members who wish to receive the fastest speed we are offered under our agreement must use an Ethernet hard wire. Comcast has reached out and is looking in to replacing certain fixtures associated with the Comcast service within the Association, which includes both inside & outside of the individual residences. A proposal from them is pending at this time.

Landscape Committee: Chair Shannon Kane reminded the association the committee welcomes volunteers to be on that committee. Shannon confirmed the Committee has established a beautification plan within the context of the approved budget item, to commence work later in 2018.

Executive Committee: Chair Marga wants the 3% cost of living to be factored in to HOA budgets. A previous HOA Board member Frank Bocci, had developed a long-term budget, and that specific budget has been found. The Property Manager advised the budget was thru 2011. The Chair noted the current 2018 budget is ok but she feels 2019 requires an increase for maintenance or that maintenance must be deferred. The first 4 roofs to be replaced will cost \$50,000 .

The Chair asked the assembled gallery for a show of hands to indicate preference in support of her proposal to either have an HOA dues increase or a special assessment, for long term maintenance. Only one person

responded, not a satisfactory representation. That member preferred dues increase. Another HOA member advised the Chair she “is maxed out, and her dues have doubled over 14 years”.

Unfinished Business

Managers Report: Mark Campbell reports the deck replacement process continues with Brigham Construction doing satisfactory work. Their replacement cost to the Association has thus far proven beneficial the HOA budgeted cost. The question of downed trees came up, and while they will not be removed-many are in expensive to get to locations-they will be treated.

New Business

Election of Board members: all three candidates gave speeches. Three candidates, Marga Larson, Craig Ward & Rick Ohlson vied for 2 spots. It was noted by many that this is the first time in memory more people had interest to be on the board than there were positions available.

The simple result is the 2 incumbents; Marga & Rick retained their position as directed by vote count conveyed by the Property Manager to the meeting. Their election was confirmed after the full count.

While the Agenda contained an entry to amend the By-laws, It could not be acted upon due to lack of representation extended to the Board via proxy.

A new Reserve Study Committee has been formed with Lisa Andrejko, Wayne Vincent, Shaun Coldwell, and Marga Larson. They will report to the Board later in 2018.

Open Forum: The idea to pursue voting by mail met with interest, and Rick Ohlson, as secretary, will look in to what is required. An informal Board tally showed support for the idea.

Under suggestions in the Open Forum, the question of such a large Annual Mtg packet came up. The Board noted “the packet will be refined for future use”.

The meeting adjourned at 8:07 pm