

The following minutes are approved by the Board of Directors.

Minutes of Sept 11 2019 Highlands Board of Directors General Meeting

Call To Order at 6:30pm, at the Highlands Condos Rec Center by the Chair

Approval of the August 2019 meeting minutes. Board approved the minutes with 2 changes made by The Chair. Those 2 changes will be made and the approved minutes forwarded to the Property Manager for publication on the Highlands website.

Board Members Present: Chair/Wayne Vincent, Treasurer/Ellie Andrejko, Secretary/Rick Ohlson, Assistant Secretary Craig Ward

HOA members present by Unit number: 126,208,424,405,214,155,117,216,109

Committee Reports: Treasurers Report/Ellie- she noted that the meeting was held before the August monthly statements had been received from Bottom Line.

Financials Committee: September 4 was the meeting. The 10 Year Plan as drafted by Mark Campbell Property Manager was disclosed to the committee. It covers 7 of 10 Years in the future because the first 3 years 2017, 2018 & 2019 are all completed. Three more years will be added to the 10 year Plan and then it will be disclosed to the Board.

Insurance Committee: Public notice given to the HOA our current insurer Farmers will not renew our policy after 20+ years due to claims history. At the point of this meeting, the Insurance Committee has commenced a process to get new coverage, but no new proposals are yet received. The Board expects our previous low deductible to double.

Insurance Committee member Ken Smolek submitted with the Committees approval "Comments on Highlands HOA Insurance", a copy of which is submitted with these draft minutes. The Board asks all HOA members to read this document.

Property Manager's Report/Mark Campbell

The Property Manager noted most storm damage is long completed and the claim paid to the Highlands has allowed a surplus left over. That surplus is not yet been designated.

Ken Smolek commented about using the storm claim money left over to 100% fund the balance of the Garage owner's overpayment settlement. No action has been taken in this regard at this point in time.

The Chair has commented he wants 100% of the Insurance Claim leftover funds put in to a dedicated reserve account. No action taken at this time.

Roads: the big pothole on Trailside is brand new. Motion made by the Secretary to fix this urgent pot hole as well. Rick moved "The Board Authorize additional expenditure

for pothole repair on 217-224 Trailside Loop in the amount of \$2015,” Motion passed unanimously (Rick, Ellie, Craig).

Mark notes the 40,000 pound trash trucks are wrecking our roads. We may shop our trash collection to other companies who would be willing to use less weighted trucks on all our private roads. We may change our collection receptacles so a smaller truck can get the receptacles. Further investigation will have results present in October.

Safety/Craig Ward: several security companies have now been contacted with one company so far submitting a bid. \$5500 a month buys an on foot patrol seven days a week overnight here. A 7 day a week 2 times a night drive by patrol is bid at \$880. The Chair tabled additional discussion while additional bids are solicited. The Chair also noted volunteers are needed for the Safety Committee and some hands were raised from the Gallery.

Multiple facets of “Neighborhood Watches” including the hours to have that in effect, we are a very large area to cover and costs associated with a Neighborhood Watch. No action taken.

Beautification Committee: no report given but the Chair passed thanks to the work done so far by the existent committee.

Reserve Study, Funding & Capitol Improvement Budgets. As of this point the Regenis is prepaid follow up Reserve Study for the 2nd year is not received and the Chair has made multiple attempts at getting it. No reply from Regenis.

All topics in this group are on hold until the HOA insurance matter is more clarified (meaning we have an accepted figure) .

Meeting Notice/Rick: The Secretary brought up the Draft minutes contain the fact of when & where the next HOA Board meeting is to be held. The Property Manager sends out various e-mails relating to same. Thus the current HOA Board meeting notice per our bylaws is satisfactory. We are in compliance with how it is done at present.

Community Open Forum: Ken Smolek has volunteered to go thru all minutes from the HOA establishment to present to compile a list of all resolutions for distribution and posting on the website for general knowledge to the HOA.

Meeting Adjourned at 8:01pm

Next meeting to be held Rec Center October 9, 2019