

Approved Minutes of the Dec. 11th Monthly Highlands Board Meeting

Call to Order 6:33pm

Quorum established by the Chair & proof of meeting notice established

Board Members present: Wayne Vincent/Chair, Ellie Andrejko/Treasurer, and Claudia Vincent/Member at Large

Units Present: 117, 216, 155, 109, 145, 208, 153

2. Minutes

a. Approval of Board Meeting Minutes: (Monthly Meeting November 13th)

Motion to approve (with changes) – Seconded - Approved

3. Community Open Forum for Items on the Agenda
(Open Forum can address each item on agenda)

4. Officer/Committee/Property Manager Reports:

a. Treasurer's Report - Ellie Andrejko

Assets: Total of \$208,847.88

Dues Receivable: \$6,903.92

b. Financials Report - Ellie Andrejko

Insurance:

Committee working on a resolution and a letter for owners plus preparing for next year's review and looking for other insurance quotes

\$50,000 (HOA deductible) is the minimum owners will need for repairs, etc. (more to cover improvements (i.e. cabinet, flooring, countertops, etc.)) plus personal property and liability

Financial Review for 2018, 2017 completed by independent CPA

2020 Budget Recommendations/Vote

Motion to adopt 2020 Budget with 2% fee increase effective with Jan. 1st dues

Seconded - Approved

c. Manager's Report - Mark Campbell

Roofing (4 buildings) bid by Evergreen (\$96,800)

Motion to approve roofing bid from Evergreen Roofing for \$96,800 to do 4 buildings and 4 breezeways in 2020
Seconded – Approved

10 years plan for 2020 includes roofing (4 buildings) finish rear decks
2021 includes replacing walkways (worst ones & areas)

d. Beautification Committee - Claudia

Tree planting moving ahead with 30 plus donated trees (native species, disease resistant and drought tolerant)!

5. New & Unfinished Business

- a. Call for Board Member Candidates (Applications) – Wayne
Openings for 2020 = 2 positions, applications available (e-mail Highlands 97405) presentations by candidates at January 14th meeting

6. Community Open Forum for Items Not on the Agenda

Sue Swensen volunteered to join the Board and fill Craig Ward's position vacant position (expires 2021) – yeah Sue! She also volunteered to serve on the new Events Committee (details coming) and will help out on the Highlands newsletter

Ellie wants volunteers for the Rules Committee (including walk-around)

7. Next Monthly Board Meeting: January 15th

8. Adjournment [8:13 PM]