

Highlands Condominium HOA Board of Directors Meeting

Wednesday April 11th, 2019
6:00 PM at the Round Table Pizza

Agenda

- I. Call to Order, Establish Board Quorum at 6:06pm
- II. Introductions
 - a. Board of Directors
Scott Smith, Leslie Graham, Nadine Gallagher
 - b. WEB Properties
Bridgett McCain
 - c. Homeowners
8 home owners were present
- III. Financial Update as of 03/31/19
 - a. Operating Account: \$15,747.58
 - b. Reserve Account: \$72,835.08
 - c. Savings Account: \$1,022.00
 - d. Total: \$89,604.66
- IV. Old Business
 - a. Safety Railings in the Stairwells:
We will have Paul walk the community and note the ones he can paint and the ones that need to be replaced because they will not hold the paint anymore. I would like the Board to consider the possibility of getting the railings replaced
 - b. Water Shutoff Valve & weather monitor
If these are still not working this year the board has given WEB the approval to get them replaced right away.
 - c. Landscaping Project:
There is no approved project set for this year. If we want to get the Flag pole area done we will need to choose a company to do so and get them working on it. Bridgett will set up a time to walk with the new company owner and make sure of the scope of work as well as recommendations and a bid.
 - d. Camera's for Community:
The majority of the home owners are for these being put in. We may want to have a professional company give us a quote on what they believe should be installed and where so that we know if we are actually getting enough coverage and quality before we look at this project. We will put this on hold until we are sure of the pricing to finish up the landscaping.
 - e. Mansard Project:
Now that we have no more snow and things should be drying out I will be getting quotes for this project. Our maintenance staff can't do the painting. They may be able to do the replacement of boards for the HOA but that would be it.

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V. New Business

- a. Replacement of Board members
2 spots available volunteers were asked for.
- b. No Smoking signs up in common areas
Leslie requested that we put up no smoking signs, mettles and no trespassing signs on the common area decks and pool area so that if people were breaking the quiet hours that did not belong on the property they could be trespassed. The Board approved having Paul do this work.
- c. Light for the monument sign
Leslie asked that we put in lights at the monument sign. They can be light sensitive and plugged into the back of the sign. The Board approved having Paul do this work.

VI. Open Forum

Several home owners voiced concerns that the lighting was older and fixtures might be going out. They also wanted to possibly change the light bulbs to LED to save on energy in the long run.

A homeowner recommended having a landscape clean-up day for the flower beds and bush area to bring up community involvement.

Two homeowners had concerns about how others were treating the younger residents at the community. They feel that they have been targeted for undue scrutiny due to their age and others that are not residents causing problems on the property.

VII. Adjournment