

I. Highland Condos
Annual Meeting
December 15, 2022, at 5:30 PM
Zoom Call & in person at Shadle Park Library

- I. Call to Order and Roll Call
 - a. Board of Directors (Establish Board Quorum—requires two)
 - i. Scott Lewis (in person)
 - ii. Sandi Gaffney (via Zoom)
 - iii. Wes Connelly (via Zoom)
 - b. WEB Properties
 - i. Emily Amsbaugh
 - ii. Bill Butler
 - c. Condo Owners
 1. Gayle Lawrence (in person)
 2. Joshua Morello (in person)
 3. Susan Ferguson (in person)
 4. Sean Anderson (via Zoom)
 5. Bill & Pat Graves (via Zoom)
 6. Cindy Duenwald (via Zoom)
 7. Jim Speir (via Zoom)
 8. Sheilan Sheilan (In Person)
 9. Vicky Strandberg (In person)
 10. Eileen Elston (In Person)

- II. Bill gave a financial update through November 30, 2022
 - a. Reserve balance \$85,963.59
 - b. Savings account \$1500.15
 - c. Operating balance \$8,437.87
 - d. Owners received the budget and the comparison via email, and Bill talked about some of the non-repeat items not in 2023 budget. He also discussed the \$25.00 per month assessed to each condo that will go directly to the reserve as a start to prevent a negative balance in five years. Bill mentioned there is no increase in dues for the 2023 year.

- III. Scott read a list of the 2022 Highlights completed

- ❖ snow gate \$1,967.45
- ❖ stair treads \$13,156.39
- ❖ crack seal, sealcoat, & striping of parking lot \$8,828.35
- ❖ landscaping West Side rock work \$4,719.59
- ❖ Installed new motor for pool pump \$937.42
- ❖ Railings \$10,028.10
- ❖ Replaced six electrical meters \$8,054.45

IV. Vote to Ratify Budget

a. RCW requires majority to reject, received 13 votes in favor and one not in favor, therefore the budget is ratified

V. Vote to Waive Audit passed. 9 voting to waive and 5 voting to approve the audit.

VI. Vote for Board of Directors

a. Since the board had decided to have two additional members and Wes was running for reelection. We had two additional condo owners agree to run they were all elected, Wes Connelly, Joshua Morello and Gayle Lawrence.

VII. Open Forum

a. Gayle Lawrence had gathered comments from other owners to present because of limited time. Letter attached.

b. Scott Lewis read the boards response to owners. Response attached.

c. Bill did allot a few owners additional time to bring up their individual concerns. He also explained that our buildings are getting older. The areas that have woodpecker activity have dry rot the woodpeckers are loving the bugs that eat away at the dry rot.

VIII. Adjournment --6:15