

Highlands Condos
Annual Meeting
January 27, 2022 at 5:30pm
Zoom Call

Minutes

1. Call to Order and Roll Call – 5:34
 - a. Board of Directors (Establish Board Quorum – requires two)
 - i. Scott Lewis
 - ii. Sandi Gaffney
 - iii. Wes Connelly
 - b. WEB Properties – Ron White
 - c. Condo Owners - in addition to Board (
 - i. Gayle Lawrence
 - ii. Dustin Ellingsen
 - iii. Sean Anderson
 - iv. Bill & Pat Graves
 - v. Annette Knoll
 - vi. Mark Deno
 - vii. Vicki Strandburg
2. Ron gave a financial update through December 31, 2021
 - a. Income - \$143,179.06
 - b. Expense - \$144,931.96
 - i. NOI – (\$1,752.90)
 1. Had surplus of \$5,699.88, so deficit not a concern
3. Vote to Ratify Budget
 - a. RCW requires majority to reject. Received 11 votes in favor and 1 not in favor, therefore budget is ratified.
4. Vote to Waive or Approve Audit

- a. Vote only valid if a quorum is met, which isn't the case. Board agreed to extend voting period for two weeks and campaigning for additional votes
 - i. Send email requesting votes via email response.

5. Vote for Board of Directors

- a. By-laws say candidates receiving the most votes being deemed elected. No reference is made to whether a quorum is required for this vote. Therefore, if no quorum required:
 - i. **Scott received 7**
 - ii. **Sandi received 7**
 - iii. Gayle received 6
 - iv. Sean received 6
 - 1. Add to committees – Sean and Gayle
 - 2. Mark suggests adding wording about voting
 - 3. Sandi suggests adding ballots to mailroom
 - 4. Mark – appreciated the Board

6. Open Forum

- a. Vicki suggested additional recycle bin. Board will review.
- b. Scott asked Ron to address gate – Ron said that the Board will research replacement of the gate this year.
- c. Ron addressed other reserve items
- d. Sandi questioned dog poop
- e. Gayle questioned exterior window cleaner
- f. Sean questioned condo deck railing responsibility

7. Adjournment – 6:19