

Highland Condominium HOA Board of Directors Meeting

Minutes

Thursday, July 15, 2022

10 AM via Zoom

- I. Call to Order, Establish Board Quorum at 10:00 AM
- II. Introductions:
 - a. Board of Directors
 - i. Scott Lewis (#15), Sandi Gaffney (#34), Wes Connelly (#45)
 - b. WEB Properties
 - i. Ron White
- III. Main reason for the meeting was to discuss the Capital Projects that William Tarman of First on Site, Liberty Lake, Washington, and his crew could do. We also talked about C & C Landscaping, a fence repair company and asphalt resurfacing.
- IV. Ron said we have a healthy reserve balance of \$114,303 so should be able to many of these projects.
- V. These are the projects we discussed in order:
 - a. Mansard Shingle replacement, this has been an ongoing topic of discussion. What color and product to use? It was decided that we would contact the Miller Paint Company to get some paint color samples for future use on all the buildings and go from there.
 - b. Monument sign lighting, the cost to hard wire would not be that much.
 - c. Roof repair, from the wind damage this past winter and spring. THIS IS A GO.
 - d. The deck support piece that is rotten is a structural issue but won't be the easiest to fix.
 - e. Stair brackets, Ron will check with William to see if bid includes material, if so, we will start with the buildings that are the most exposed to weather.
 - f. Soffit repair on the deck of #32. This would normally be done by the painters, and because of birds and bees will put this on the list.
 - g. Garbage pad concrete repair, putting on hold until some of the other things are taken care of.
 - h. Asphalt resurfacing, it is too hot to do so will take place in the fall.
 - i. Landscaping bid to place river rock along the townhouse sidewalk and in front of two of the condo's windows. THIS IS A GO.
 - j. Gate to the side of property we share with the church, Ron will get an update bid as the one we have is two years old.
 - k. Electrical panel inspection. THIS IS A GO.
- VI. Next meeting August 25th, in person

VII. Meeting adjourned at 11 AM