

THE HIGHLANDS CONDO ASSOCIATION

Minutes from October 27, 2014 Annual Meeting

DIRECTORS PRESENT: Scott Lewis (#15), Terrie Lukes (#11), Annette Knoll (#30), Linda Queen (#46)

OWNERS PRESENT OR REPRESENTED BY PROXY: Kim Kramarz (#4, #22), Andrew Lochhead (#6), Brian Northey (#9), Leslie Graham (#10), Stephanie Perez (#14), Margaret Berry (#18), Kuni Colliton (#19), Janet Mantz (#20), Jess Perry (#21), Ron & Kay Silvrants (#25), Cheryl Long (#26), Richard & Bonnie Ackerman (#27), Ann Borneman (#28), Joyce Becker (#31), Terry Schafer (#32), Jeremy & Jill Weaver (#33, 45), Rita and Jerry Scharff (#36), Nick Lawhead (#40), Lindsay Harris (#41), Dick & Loretta Atwood (#42, 43), Marci Combs (#44)

OTHERS PRESENT: Bill Butler and Mel Best from WEB Properties.

I. & II. MEETING CALLED TO ORDER AND ESTABLISH QUORUM: With a quorum of owners present in person and by proxy, the meeting was called to order by President Scott Lewis at 6:35 pm at Roundtable Pizza at 1908 W Francis Ave.

II. INTRODUCTION OF CURRENT BOARD: The directors introduced themselves. Scott Lewis, President; Terrie Lukes, Vice President; Linda Queen, Secretary. Nick Lawhead, Treasurer, was absent.

III. INTRODUCTION OF MANAGEMENT – WEB PROPERTIES: Bill Butler and Mel Best were introduced from WEB Properties.

NEW BUSINESS.

- 1. FINANCIAL REPORT:** Mel Best reported on balances of the association's three accounts. The operating account is where dues go and normal expenses are paid. The savings account has a balance of \$18,000 and the reserve account balance is \$27,000. Mel reported on dues delinquencies of \$14,623.62 made up of ten owners but primarily three owners. Liens have been filed on the three largest properties. Owners were concerned and would like to see what the options are for further action. Bill offered to do a title search on the three properties and see what we could find out. It was suggested we get a combination padlock for the pool area and not give the combination to those who are behind in their dues and to help keep out people who don't belong.
- 2. ELECTION OF DIRECTORS:** Three directors had terms expiring: Scott Lewis, Nick Lawhead and Annette Knoll. Annette Knoll (filling Brian Northey's term) declined to run again. Stephanie Perez volunteered to serve. Leslie Graham called for a vote and Jerry Scharff seconded. The three directors (Scott Lewis, Nick Lawhead and Stephanie Perez) were elected unanimously for a two-year term beginning January 1, 2015.
- 3. BUDGET FOR 2015:** Proposed improvements for 2015 were discussed: Pool bathroom, laundry area, railing by Unit 10 and sidewalk repairs. The Budget for 2015 was prepared using actuals for 2014 through September and projecting the

remaining expenses for the remainder of 2014. Although we are projecting a budget deficit with the new budget, we are not recommending a dues increase. Some maintenance issues were discussed. The landscapers will trim bushes behind the units on the hillside and remove trees that are growing in stairwells and next to the foundations. This will be done the first week of November. Bill said that sewer rates have quadrupled over the last few years and it is our largest utility expense. Marci Combs works with real estate attorneys and volunteered to ask some questions about options regarding our delinquent owners. An owner asked about the cost for having the pool heated. WEB will get a bid on the heater and annual operating costs for the next board meeting. Scott Lewis called for a vote on the budget. The budget passed by unanimous show of hands.

- 4. PROPOSED CC&R AMENDMENT:** Jerry Scharff said WEB had promised previously to send out a proposed CC&R change on smoking. Bill promised to send it out prior to November 10th. He will verify how long people have to respond and have an attorney draft the proposed language. A question was asked if barbeques were allowed. Several people thought gas barbeques were but not charcoal barbeques. WEB will check to see if we have a prohibition. Electrical work is being finished and should be completed this week. We discussed putting the financials and minutes on WEB Properties Inc. website and they will do this for a small fee. WEB will check on amendments to the CC&Rs. Cheryl Long said she thought the only amendment was in the number of directors from three to five. The meeting adjourned at 8:27 pm.

ADJOURN: With no further business, President Scott Lewis adjourned the meeting at 8:27 pm.

Respectfully,

Linda Queen
Board of Directors, Secretary