

# THE HIGHLANDS CONDO ASSOCIATION

## Minutes from April 3, 2014 Meeting

**DIRECTORS PRESENT:** Nick Lawhead (40), Terrie Lukes (#11), Linda Queen (#46)

**DIRECTORS ABSENT:** Scott Lewis, Annette Knoll

**OTHERS PRESENT:** Bill Butler and Nikki Bardwell from WEB Properties; Ray Brumfield (Blockwatch Coordinator), Marci Combs (#44), Cheryl Long (#26), Janet Mantz (#20), Jerry & Rita Scharff (#36), Terry Shafer (#32)

### **I. MEETING CALLED TO ORDER, ESTABLISH QUORUM AND INTRODUCE GUESTS:**

With a quorum of directors present, the meeting was called to order by Vice President Terrie Lukes at 7 pm in Unit 46.

**II. BLOCKWATCH:** Ray Brumfield was introduced as the Blockwatch coordinator for COPS. He advised that residents call 911 if a crime is in process or Crime Check (456-2233) to report a crime after the fact. The more calls that are made, the more likely it will be that police patrols will occur in problem areas. Mr. Brumfield further suggested that people leave NOTHING in their car. A thief thinks a blanket could be hiding valuables when it may just be a pet blanket to an owner. A Facebook page for the group could help residents keep informed of events and Linda Queen volunteered to set up the page.

**II. FORMALLY APPROVE MINUTES:** Linda Queen moved and Nick Lawhead seconded a motion to approve the minutes of June 19, 2013, the annual meeting of October 29, 2013 and January 21, 2014. The motion carried unanimously.

**III. FINANCIAL REPORT:** Bill Butler gave the Financial Report.

### **OLD BUSINESS**

1. **LIEN ON UNIT 35:** Liens have been filed. The board would like WEB to have an attorney send a demand letter to the owner.
2. **PARKING LOT LIGHT REPAIRS:** Merit is working on the repairs to the lights. Digging began last Friday.
3. **SIDEWALK TRIP HAZARD REPAIRS:** Precision Concrete presented a bid for grinding and identified 76 trip hazards. Kodiak concrete presented a bid for lifting. Some hazards are better fixed with lifting and some are better fixed with grinding. The board authorized a total of \$7,000 using a combination of the two bids.

### **NEW BUSINESS**

1. **SPRINKLER REPAIRS:** Repairs will be made to the sprinkler system. They will be turned on the last week of April and off the 16<sup>th</sup> of October. The mowing schedule will be the same.
2. **LANDSCAPING BIDS:** Three companies presented bids for landscaping. C&C bid \$5,210, Clearwater bid \$5,871.60 and M&M bid \$7,230. Nick Lawhead moved and Linda Queen seconded a motion to accept the C&C bid. The motion carried unanimously.
3. **FINE STRUCTURE:** We discussed the fine structure which WEB is unable to locate. Linda Queen will locate this. A question was asked if we were able to remove dogs from

the property. If a dog is loose, residents are encouraged to call SCRAPs.

4. **SMOKING BAN:** A survey was conducted among owners and they supported a no-smoking ban. There was also support for a standardized lease that owners must use. WEB will have an attorney draft language for a vote to change the CC&Rs.
5. **MUSIC, DOGS, POOL:** Complaints were registered about loud music and residents having dogs in the pool area. Residents need to notify WEB of specific units that are causing problems. Residents can call police to report loud music after 10 pm.

**ADJOURN:** With no further business, Vice President Terrie Lukes adjourned the meeting at 8:22 pm.

Respectfully,

Linda Queen  
Board of Directors, Secretary