

Highlands Condominium Association
2018 Budget Ratification Meeting
December 14th, 2018 6:00 PM
Meeting Minutes

Called to Order at 6:05pm

1. Establish Board Quorum

a. Board of Directors

Leslie Graham, Nadine Gallagher & Scott Lewis

b. WEB Properties Inc.

Bridgett McCain

2. Establish Homeowner Quorum

We did not have 23 plus one vote in person or Proxy

3. Vote or Ratify Budget

Budget was ratified

4. Open Form

It was noted that the bottom dryer on the North end of the laundry room is not working well. I will have Paul look at it.

One Board member had purchased surveillance cameras at a much reduced price and wanted to vote on putting them up around the community. They would be facing the parking lot and are battery operated. The images are recorded for a week or two onto SD cards and the control would be at WEB Properties.

Another Board member was not sure how well this would work as a deterrent and felt they could be abused and asked that we have owner input before the decision was made. I will send out an email requesting homeowners input.

The Board members would like to have the storage room that is called the craft room cleaned out to see if it would work as a meeting room for the COA to have their meetings at to encourage attendance.

The Board would like to get bids to have the Manserd Project taken care of in 2019. One of the home owners brought up concerns with the paint on the railings of the buildings that face south.

Board members asked about lights in the bottom stairwells, if there was a way to change the sensor so that the lights would come on sooner as they get darker faster down on the lowest level. I suggested they get LED lights that they could just put in their particular area or the entire community would have to have the sensors replaced or moved. They agreed that may work and to try that solution.

5. Appoint new Board Members

Stephanie Perez resigned and the new Board Member was introduced, Leslie Graham. There were no new volunteers so no new Board Members were appointed.

6. Select new Board Member Positions

With two positions available and Scott's position up for vote at the Annual Meeting this was put on hold.

7. Set Meeting Dates for 2019

It was discussed that the second month of each quarter on the second week Tuesday might work well. I will check to make sure this does not correspond with any other HOA and we will set the dates.

8. Adjournment at 7:25pm