

# Highland Condominium HOA Board of Directors Meeting

Tuesday, May 24, 2022

3:30 P M Via Zoom

- I. Call to Order, Establish Board Quorum at 3:30
- II. Introductions
  - a. Board of Directors
    - i. Scott Lewis (#15) absent, Sandi Gaffney (#34), Wes Connelly (#45)
  - b. WEB Properties
    - i. Ron White
  - c. Condo Owners
    - i. Gayle Lawrence (#43), Sean Anderson (#32)
- III. Financial Update as of 4/30/2022:
  - a. MTD
    - i. Income - \$15,514
    - ii. Expense - \$8,025
  - b. YTD
    - i. Income - \$56,726
    - ii. Expense - \$51,983
  - c. RESERVE BALANCE
    - i. \$110,990
- IV. Unfinished Business
  - a. Airbnb
    - i. The attorney who spoke to us at our last meeting wants a retainer of \$3500 to \$5000 upfront. Because of other items that are more important we have decided to forego doing anything now. Ron found a letter in the files from another attorney dated November 2017 basically stating that we need a major of the owners to vote and to change the CC&R's to limit short term rentals.
  - b. We talked about doing a poll regarding closing the pool, having an emergency plan to notify owners if we needed to evacuate the

buildings (such as who would need help and the number of animals that need to be accounted for).

c. Reserve Study

- i. Ron met a guy by the name of William at a Trade Show who works with an emergency response team. He wants to keep his workers busy so would be interested in doing some of our projects.
- ii. We tabled additional discussion of the items on the study until they walk the area on the 16<sup>th</sup> of June. The new study should be on the website shortly.

V. Next meetings:

- a. June 16<sup>th</sup>, about 10 a.m. walk about to see what projects on the reserve study.
- b. July 21<sup>st</sup>, possible in person meeting
- c. August 25<sup>th</sup>, in person meeting
- d. September 22<sup>nd</sup>, finalize items before the annual meeting
- e. October 20<sup>th</sup>, 6 p.m. Vote on the board and open discussion. It will be too early for the annual budget.

VI. Meeting adjourned at 4:30 PM