

Highland Condominium HOA Board of Directors Meeting

Thursday, March 17, 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), Sandi Gaffney (#34), Wes Connelly (#45)
 - b. WEB Properties
 - i. Ron White
- III. Ron introduced Nathan Smith, real estate attorney. He was asked to speak about restricting additional Airbnb's and short-term rentals. After a discussion of the various laws and our CC&R's we decided to have Nathan research this further and Ron would send out a poll asking owners for their vote for or against.
- IV. Financial Update as of 2/28/2022:
 - a. MTD
 - i. Income - \$12,479.57
 - ii. Expense - \$20, 698.83
 - b. YTD
 - i. Income - \$26,837.20
 - ii. Expense - \$32,668.87
 - c. Wes asked about the water costs. Ron explained that a meter had failed to read properly, and they were billing us on history rather than actual cost. It was City of Spokane's fault, so they discounted the invoice from \$1,500 to \$1,000. Our records are kept on a cash basis, so this shows up when received and paid rather than accrued to the actual period. He also asked about the property insurance and a possible increase. Our policy renews in April and to date Ron has not received an invoice. Wes also asked about the NSF figure, it is a pass-through cost when an owner has an insufficient check.
- V. Unfinished Business

- a. Reserve Study, we should have this in a couple of weeks. We will look at to determine what projects we should do first and costs, at that time we will also calculate a new reserve contribution.
- b. Ron has not heard back from 509 Construction regarding the Mansard Shingles or replacing the step brackets.
- c. We will hold off on the pool and a fitness area.

VI. New Business

- a. Election of Officers: Scott, President, Wes, Treasurer and Sandi, Secretary.
- b. Broken laundry machine, it was decided to remove and not replace at this time.
- c. Landscape contract was signed with C & C doing the yardwork again this year.

VII. Open Forum

- a. Sandi mentioned chair cushions on one of her websites and she will purchase four and be reimbursed by Web.
- b. All discussions of repair projects were put on hold until the reserve study is received

VIII. Meeting adjourned at 4:30 PM