

HORIZON HEIGHTS CONDOMINIUMS

BOARD MEETING MINUTES

September 19, 2019 @ 6:30 PM

Open Session

- I. Call to Order by Neil Boyd and quorum established @ 6:32 pm
 - a. In attendance: Neil Boyd, Natasha Schiffman, Jack Tracy, Jake Johnson
 - b. Absent: Dornn Harris
- II. Approval of Previous Minutes
 - a. Board approves the minutes from August 20th
- III. Officer/Management Reports
 - a. Reserves have been updated to \$246,098.49
 - b. Bids are still being obtained for after turn over inspection
 - c. New software to be implemented in November by Evolution.
 - d. Sprinklers and Fire alarms are to be tested yearly. This will be scheduled soon.
- IV. Committee Reports
 - a. Social Committee
 - i. Saturday, September 21st at the clubhouse
 - b. Financial Committee
 - i. Balance sheet will be added to the website for financials.
 - ii. Website is being updated with new content frequently by Sterling Mateer and Neil Boyd
 - c. Landscaping Committee
 - i. We have been charged for large amounts of water. Neil is investigating this with the city and with Affordable to see where the problem is - meter or pipe.
 - ii. Discussion about the costs of switching to secondary water instead of culinary.
 - iii. Powerwash of the breezeways in the fall for units is being considered.
 - iv. Tree replacements will be in the spring.
- V. Old Business
 - a. Deactivate keycards for people 60 days + in arrears AND upon the sale of unit to satisfy the CC&Rs and Clubhouse/Pool Regulations regarding contact information.
 - b. Electrical issues Discussed - heaters in breezeway and dead outlets. Light sensors also need to be looked at.
 - c. Roof seals replacement (and other repairs by Edge) will be investigated.
 - d. Stairwell brackets
 - i. Still concerns for several of the units but we have been unable to find a contractor willing to help us fix the misaligned brackets
 - e. Parking Policy
 - i. Discussion about adding one permit per unit to minimize the amount of abuse that is happening
- VI. Open Forum
 - a. Concerns about tenants unfairly towed were discussed. Owner will talk to Beehive towing about they reasons their tenant was towed.
 - b. Concerns about notifying the single family homes of any changes to the clubhouse and parking policy were noted.
 - c. Oil stain concerns on many driveways. Owners will be notified that they need to clean it up or be fined and charged for the cleaning.
- VII. Adjourn of the meeting by Neil Boyd @ 8:15pm