

HORIZON HEIGHTS CONDOMINIUMS

BOARD MEETING MINUTES

06-18-2020

- I. Call to Order by Neil Boyd @ 6:00pm
- II. Quorum established
 - a) In attendance (board): Neil Boyd, Sterling Mateer, Jack Tracy, Jake Johnson, Mourn Christensen
 - b) Absent: None
 - c) In attendance (non-board): Michael Smith, Skyler Trent
- III. Approval of Previous Minutes
 - a) Board approves minutes from January 20, 2020
- IV. Officer/Management Reports
 - a) None
- V. Committee Reports
 - a) None
- VI. Old Business
 - a) See Unresolved
- VII. Open Forum
 - a) Restricted by Covid-19
- VIII. New Business
 - a) Potential Fee for Clubhouse use
 - b) Payment transfers approve via email
 - c) Owner/Tenant forms (template) sent to Desert Edge
 - d) Surveillance (camera) signs suggested and installed
- IX. Adjourn of the meeting by Neil Boyd @ 8:00pm

UNRESOLVED

06-18-2020

- Financials Setup
 - 1) Use of Budget for codes
- Building A damage: Unit #101
- Kid's Park Equipment
- Cable Room/Fire Riser access protocol:
 - 1) Call Skyler @801-265-9004 X4 (or use your mobile number?), Owner/renter will give name, building & unit #, Skyler will verify contact phone, and email if possible.
 - 2) Skyler will give access code and notify me, I will check the following day for compliance.
- Online (mobile) bill approval process for Jack & Neil
- Need copies for all bills paid since takeover. Also email addresses for Jan (accountant)
- Violation process via mobile app or online for Board members? Monthly report?
For residents?
- Clubhouse Calendar?
- Maintenance Requests
- SFHOA Reimbursement , Get with Mike Smith, who has contacted M. Johnson but received no response.
- All new owners are required to fill out the Owner/Tenant Form
- All outside owners are required to submit a copy of the current lease (financials redacted), and an Owner/Tenant Form
- Fire System Inspections should be done by Kimco (Ren) at a cost of \$200/building.
- Alarm Panel Inspection should be done by Mountainwest at a cost of \$89/building as a bundle Deal

- After Turnover Inspection
- Stairs
- Secondary Water System + Backflow Preventer Testing
- Power Washing + Driveway cleaning
- Revised Parking Policy
- Master Ass. Installing some dog waste stations in Trax area
- Committees re-setup
- Building Reps?
- Max invoicing reimbursement
- Future income from Xfinity, Skye, Century Link, copies of current egress needed.
- Additional Closed Circuit Cameras

MAINTENANCE REQUESTS

As of 06-18-2020

Apr 17 N102 Noisy Staircase **Still working with Clegg.**

~~Apr 21 I203 (Renter) Holes in garage, mice. "Has board ever considered bait stations?"~~ **Owner is responsible for holes in garage. Bait stations will be "considered" if a problem develops.**

~~Apr 28 B204 (Natasha) Plants in front of building.~~ **Phase 1 of Landscaping has been done.**

~~May 04 A301 Broken sprinkler (Do you have the complete contact info for Affordable?)~~ **Repaired.**

~~May 04 G201 Noisy gutter (was it fixed?)~~ **Repaired.**

May 13 N302 Dryer vents clogged (who is responsible?) **Owner responsible, policy established via email.**

~~May 24 N201 Dog poop violation for N201~~ **Violation sent out.**

~~May 26 M101 Leaking sprinkler~~ **Repaired.**

Jun 02 N302 Thumping noise when flushing **Beehive Plumbing will check out main pressure valve.**

Jun 08 D302 Dirty stairs & driveways. Cigarette butts. **Still working on power washing bid.**

Jun 11 H203 Flickering lights in breezeways. **Building layouts being done, repairs in near future.**