

HORIZON HEIGHTS CONDOMINIUMS

BOARD MEETING MINUTES

07-29-2020 @ 6:00pm

- I. Call to Order by Neil Boyd @ 6:00pm
- II. Quorum established
 - a) In attendance (board): Neil Boyd, Sterling Mateer, Jack Tracy
 - b) Absent: Jake Johnson, Mourn Christensen
 - c) In attendance (non-board): Skyler Trent
- III. Approval of Previous Minutes
 - a)
- IV. Officer/Management Reports
 - a) None
- V. Committee Reports
 - a) None
- VI. Old Business
 - a) See Unresolved
- VII. Open Forum
 - a) Restricted due to Covid-19
- VIII. New Business
 - a) Access Cards cost \$6.20/ea. Should we charge for new card issuance (not replacement)?
 - b) Comcast fee is \$95/month. Can we get a better deal or change ISP, buy Modem/Router?
- IX. Adjourn of the meeting by Neil Boyd @ 8:00pm

UNRESOLVED

07-29-20

- Access Cards-\$310.00/50
- Clubhouse Fee?
- Financials Setup
 - 1) Use of Budget for codes (Update)
 - 2) Payments to Desert Edge
 - 3) Types of deposits
- Maintenance Requests
- SFHOA Reimbursement (Update)
- Pool Permit recorded, reimbursement? (Update)
- All new owners are required to fill out the Owner/Tenant Form (Update)
- All outside owners are required to submit a copy of the current lease (financials redacted), and an Owner/Tenant Form (Update)
- Fire System Inspections should be done by Kimco (Ren) at a cost of \$200/building. (Update)
- Secondary water system
- Power washing
- Stair repair
- Parking Policy

- After Turnover Inspection
- 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

RESOLVED

07-29-2020

- Kid's Park Equipment: Closed signs were put up, photos taken, and e-blast sent out. Signs were destroyed by some youths. We are covered for liability and will not replace signs.
- Cable Room/Fire Riser access protocol established.
- Online (mobile) bill approval process was set up.
- It was decided to use our Clubhouse Calendar rather than Desert Edge's
- Alarm Panel Inspection has been done by Mountainwest, along with some battery replacements.
- Security Camera signs were installed at the Clubhouse.
- Due to possible conflicts with Miller | Harrison Law Firm (they represent FCS, Edge Homes and Evolution Property Management), all future legal collection activity, along with other potential legal problems will be handled by Smith | Knowles.
- Check Maintenance Requests for further resolved items.

MAINTENANCE REQUESTS

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. Checked and pressure at 75psi consistently.**

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.**

07-29-2020

Jul 14 C101 ~~Water spigot shut off valve.~~ **Owner responsibility, but an easy fix.**

Jul 20 B204 ~~Dog waste station.~~ **Part of Affordable estimate.**

08-20-2020

Aug 07 B204 Parking Lines are faded. Debris in gutters and streets.