

HORIZON HEIGHTS CONDOMINIUMS

BOARD MEETING MINUTES

08-20-2020 @ 5pm

- I. Call to Order by Neil Boyd @ 5:00pm
- 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) June & July approved
- IV. Officer/Management Reports
- V. Committee Reports
 - a)
- VI. Old Business
 - a) Unresolved
- VII. Open Forum
 - a)
- VIII. New Business
 - a)
- IX. Adjourn of the meeting by Neil Boyd @ 6:15pm

UNRESOLVED

08-20-2020

- Clubhouse Fee?
- Financials Setup
 - 1) Use of Budget for codes (Update)
- 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

-----LONGER TERM-----

- 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

08-20-2020

- It was decided to keep Keycard pricing as is.
- Pool Permit obligation was changed to Desert Edge from FCS.
- Fire Riser/Cable Access protocol has been posted on all Cable Access Doors.
- Collections: we send a past due letter, after 30 days we send a demand letter. If we don't hear back we send them to the attorney for collection.
- 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.~~

09-17-2020