

HORIZON HEIGHTS CONDOMINIUMS

BOARD MEETING MINUTES

09-17-2020 @ 5:00pm

- 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) 08-20-2020 Minutes approved
- IV. Officer/Management Reports
- V. Committee Reports
 - a) N/A
- VI. Old Business
 - a) Unresolved
- VII. Open Forum
 - a) N/A
- VIII. New Business
 - a) Excessive cost for mattress removal.
 - b) Request for compensation by Sky.
Request for compensation denied by Board (3-0)
 - c) Board Elections
Board voted (3-0) to have applicant submission no later than Oct. 8th, 2020
 - d) How new law affects opening of the Clubhouse/Pool
 - e) Review of the 2021 Budget
- IX. Adjourn of the meeting by Neil Boyd @ 6:00pm

UNRESOLVED

09-17-2020

- Financials Problems
- Financials Setup
 - 1) Use of Budget for codes (Update)
- Clubhouse Fee?
- SFHOA 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 (Delta, pending, contract signed)
- Secondary water system (pending bids)
- Power washing (Dave Coleman, pending, contract signed)
- Stair repair
- Parking Policy
- Maintenance Requests

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

- After Turnover Inspection
- Committees re-setup
- Building Reps?
- Max invoicing reimbursement
- Future income from Xfinity, Skye, Century Link, copies of current egress needed.
- Additional Closed Circuit Cameras
- Master Assoc. may install some dog waste stations and No Motorized Vehicles signs in Trax area, based on their next years budget.

RESOLVED

09-17-2020

- 5 Dog Waste stations were repaired, repositioned, or sunk in concrete.
- 3 Sign Posts were placed at Clubhouse Parking Area.
- Tree Trunk Protectors have been purchased and installed.
- Affordable did a cleaning of the gutters and streets.
- 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