

HORIZON HEIGHTS CONDOMINIUMS

BOARD MEETING MINUTES

10-15-2020 @ 6:30pm

- I. Call to Order by Neil Boyd @ 6:30pm
- II. Quorum established
 - a) In attendance (board):Neil Boyd, Sterling Mateer, Jack Tracy, Mourn Christensen
 - b) Absent:Jake Johnson
 - c) In attendance (non-board):Skyler Trent
- III. Approval of Previous Minutes
 - a) 09-17-2020 Minutes approved
- IV. Officer/Management Reports
- V. Committee Reports
 - a) N/A
- VI. Old Business
 - a) Unresolved
- VII. Open Forum
 - a) When are the streets supposed to be sealed (After 5 years based on Reserve Study)
 - b) Concrete repair. Will be done next year.
 - c) Time for meetings should be 6:30 – 7:00pm
 - d) What percentage are we, in our Reserve requirements (>75%)
 - e) Can we attempt to use Zoom for meetings. (Will be handled by Sterling)
 - f) B301 cigarette butt problem. (Notice will go out)
- VIII. New Business
 - a) Election: Neil Boyd and Kathy Fife elected to two year terms.
One position unfilled and will be appointed by the Board.
 - b) In Executive session, Neil Boyd was reelected president, and Kathy Fife was elected treasurer.
- IX. Adjourn of the meeting by Neil Boyd @ 8:00pm

UNRESOLVED

10-15-2020

- 2021 Budget
- Clubhouse Fee?
- Clubhouse/Pool Reopening
- All new owners are required to fill out the Owner/Tenant Form (Update)
SHOULD BE DISTRIBUTED WITH THE DOCUMENTS FOR NEW OWNERS
- All outside owners are required to submit a copy of the current lease (financials redacted), and an Owner/Tenant Form (Update)
- Secondary water system (pending bids)
- Stair repair
- Parking Policy
- Maintenance Requests

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

- After Turnover Inspection
- Re-setup of committees
- 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.

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. *Complex power washed.*~~
- Jun 11 H203 ~~Flickering lights in breezeways. *Lights and covers replaced.*~~
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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.*~~
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08-20-2020

- Aug 07 B204 ~~Parking Lines are faded. Debris in gutters and streets. *Parking lines will be done next year. Gutters have been cleaned.*~~
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09-17-2020

None reported.

10-15-2020

- Oct 07 B204 Broken dripline in front of Building B

RESOLVED

10-15-2020

- Complex was power washed.
- All 17 Fire Risers were inspected along with 7 Fire Hydrants.
- Pool was set up for winter.
- \$7,614.81 from the HOA was deposited, \$210.00 will be added to their next bill
Based on negotiations.
- A request to put in an inflatable hot tub was received. The Board voted 3-0 against this, based on Section 9.14 of the CC&Rs.
- Check Maintenance Requests for further resolved items.