

**Horizon Heights Condominiums
Open Board Meeting Minutes
5/18/2023**

- I. Call to Order at 7:10pm
- II. Quorum Established
 - A. Board Members in attendance: Neil Boyd (P), Sterling Mateer (VP), Nannette Redd (S).
 - B. Board Members absent: Corbin Midgley (M@L).
 - C. Non Board Members in attendance: Amanda Evenstad (PM).
- III. Approval of Previous Minutes
 - A. 4/20/2023 approved via email on 5/12/2023.
- IV. Old Business Completed or Near Completion
 - A. Stairs were painted and breezeways power washed.
 - B. New Landscape Contract with L B Green.
 - C. Clubhouse rules in Spanish.
- V. Old Business Unfinished
 - A. CCR revisions - percentage of renters allowed (not exempt inclusive).
 - 1. Options include 35% or 40%.
 - a) Motion to vote per email by NB on 5/11/2023.
 - b) All members agreed to vote via email on 5/12/2023.
 - c) 3 members voted for 40%.
 - d) 1 member voted for 35%.
- VI. New Business
 - A. Pool Opens May 26th.
- VII. Open Forum
 - A. Wet Switch tripped.
 - 1. Possible reasons: lack of air flow (i.e., dirty filter), air conditioner is set too low so it is constantly running, or overflow tubing is plugged or broken.
 - B. MagicPacs are taped as airflow blew flame out on water heaters.
 - C. HVAC cleaning.
 - D. Dead trees removal or replacement.
- VIII. Adjournment 7:44pm

Signed Nannette Redd
Nannette Redd, Secretary