

# **HIGHLANDS COOPERATIVE ASSOCIATION**

## **Open Minutes**

### **July 19, 2021**

**Board Members Present:** Ellena, Heist, James, Moles, Ramon

**Board Member Absent:**

**Management Present:** Miller, Thompson

**Meeting called to order at 6:47 p.m.**

#### **Management Report - Agenda Items**

##### **Open Minutes**

Ellena moved to accept the minutes from the June 21, 2021 meeting as written.

Ramon seconded.

Motion Carried 5-0.

##### **Miller Brothers Excavating**

Heist moved to accept the bids from Miller Brothers Excavating for repairs to 5 drains on the property. The total cost for the 5 drains is \$10,880. Miller Brothers has not raised their prices since they started doing work for Highlands 5-6 years ago and are the lowest bids in the area. James seconded.

Motion Carried 5-0.

##### **Opening of the Clubhouse**

Ramon moved to open the clubhouse to be rented up to 3 times on a weekend. There was not a second to the motion.

Heist moved to open the clubhouse to be rented 1 time per weekend. The pandemic is not over. This will start sometime in August. Miller to check into the cost for professional cleaning of the clubhouse after the rental. The Board will revisit this in 3 months and see how things are going with the pandemic. Ellena seconded.

##### **Property Cameras**

Miller informed the Board that the proposal from Johnson Control has been received. A meeting will be set up to meet with them before the September meeting.

## **Annual Meeting**

The first notice for the Annual Meeting was mailed out on June 30, 2021. The deadline for the Board nominations and voter volunteer forms has been changed to July 19, 2021 at 9:00 a.m. due to a clerical error on the original mailing.

Heist moved to have prizes for ballots turned in and properly filled out by 6:30 p.m. on August 16, 2021, as follows:

**First Prize:** One Month's free Carrying Charges

**Second Prize:** 1/2 Month's free Carrying Charges

**Third Prize:** \$100 Gift Card

The number of ballots turned in will determine quorum for the meeting.

## **Old Business**

None.

## **New Business**

### **Annual Inspections**

Annual Inspections of the townhomes will start back up in August. A letter will be sent to the Members prior to the scheduled date of inspection.

## **Member Concerns**

### **Laurie Day, 6258 Balfour**

Laurie wanted to know what the deal is with the security cameras mentioned earlier in the meeting. She has not been to a meeting in a while. Miller responded that this was suggested last year by some Members that had some issues in their parking lot. It has not been decided yet, however, information and costs are being gathered so a decision can be made.

### **Pauline Stebbins, 6110 Balfour**

Pauline asked why Highlands can't put some security cameras around the property in the high crime/problem areas, since it is expensive? A big discussion was held on the pros and cons.

**Linda Masters, 6222 Balfour**

Linda commented on bikes left in the front yards which she has written letters to the Office. She has also found beer and whiskey bottles outside near her townhome, balls and other toys. Miller has reminded them of the policies by mail to stop doing these things. There is not much more she can do to prevent them from doing these things.

**Adjourned at 7:50 p.m.**

Respectfully Submitted,

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Mary P. Heist, Secretary, Board of Directors  
Highlands Cooperative Association