

HIGHLANDS COOPERATIVE ASSOCIATION
Open Minutes
September 20, 2021

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

Board Member Absent:

Management Present: Miller, Sinicropi, Thompson

Meeting called to order at 7:15 p.m. (Meeting conducted through zoom.)

Management Report - Agenda Items

Open Minutes

Moles moved to accept the minutes from the July 19, 2021 meeting as written.

Ellena seconded.

Motion Carried 5-0.

2021/2022 Budget

Moles moved to approve the \$8.00 monthly increase in carrying charges for the 2021/2022 budget. Heist seconded.

Motion Carried 5-0.

Property Cameras

Management presented the figures for a cost comparison of the bids from Johnson Control and Security Pros.

Company	Equipment Cost	Monthly/Yearly Maintenance Fee	Monthly Carrying Charge amount to cover expense
Johnson Control 5-year contract	\$148,086.40	\$3,619/\$43,428	\$9.00/per Member
Security Pros 3-year contract	\$187,060.32	\$4,530/\$54,360	\$11.00/per Member

Due to the cost, Moles moved not to purchase security cameras for the property in all the parking lots. James seconded. Members can buy cameras for the front and/or back of their townhome, if they choose.

Motion Carried 5-0.

Old Business

None.

New Business

Toro Repair

Management said that one of the Toros needs to be repaired. Last week, Ramon approved Spartan Distributors to do the repairs totalling \$4,691.47. By consensus, the Board agreed to the repairs. Next year, it may be necessary to purchase a new Toro. The cost will be between \$45,000 to \$50,000.

Consensus 5-0.

Light Pole on Miller

Recently, one of the light poles on Miller was hit with the mower along the pine trees. These are mowed around each week and the mower is wearing into the structure of the poles. The ground staff has suggested building a concrete box (6" to 8") around the existing poles and the new pole to protect them when mowing. Thee Electric has given Highlands an amount of \$3,288 to replace the damaged pole (including concrete).

Management is getting a bid from Thelen Concrete for the bases for the other light poles on Miller. This is the same company that does other concrete jobs around the property and are always the lowest bid. It might be next year before the other light poles have the concrete bases completed. This is in section 4 lot 10.

Moles moved to use Thee Electric to replace the damaged pole and concrete base at the cost of \$3,288. James seconded.

Motion Carried 5-0.

Lansing Living

Moles said that this provides tips on contacting Lansing Police Department (LPD). It also has the ability to chat online with LPD.

Member Concerns

Sue Pride, 6116 Balfour

Sue congratulated Ruben and Jaynaya on their newly assigned positions on the Board. She also commented that she is disappointed with the security camera decision. She will probably buy her own cameras and also asked about the camera policy.

She wanted to know if Highlands can get signs like Village Cooperative has on Miller Road. She was told that this is a Board decision.

Adjourned at 7:47 p.m.

Respectfully Submitted,

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