

# **HIGHLANDS COOPERATIVE ASSOCIATION**

## **Open Minutes**

### **November 15, 2021**

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

**Board Member Absent:**

**Management Present:** Miller, Thompson

**Meeting called to order at 7:04 p.m.**

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

##### **Open Minutes**

James moved to accept the minutes from the October 18, 2021 meeting as written.

Ellena seconded.

Motion Carried 5-0.

##### **2021/2022 Budget**

Two changes have occurred on the budget since it was approved on September 20, 2021. An insurance premium bill was \$22,460 higher than what was budgeted. This would result in a \$5 increase in monthly carrying charges per Member.

James moved to approve the phone poll done earlier in the month where it was decided by a vote of 5-0 to withdraw the deficit from the surcharge account instead of a \$5 increase in carrying charges. Heist seconded.

Motion Carried 5-0.

Also, an escrow analysis done by Walker & Dunlop shows that the property liability and property taxes escrows are underfunded by \$49,220. This would result in another \$10 increase in monthly carrying charges per Member.

Moles moved to approve withdrawing this deficit from the surcharge account instead of a \$10 increase in carrying charges. Heist seconded.

Motion Carried 5-0.

### **2022 Parking Lot Milling**

Tomco notified Mark Robert that they are anticipating a 6-9% increase in products next year due to rising fuel costs. They are offering to keep their prices the same if Highlands commits to the 2022 project this year. Heist moved to accept their bid for milling (4) parking lots #1, #2, #13 and #16 at the cost of \$123,005. James seconded.

Motion Carried 5-0.

### **December Board Meeting**

Moles moved not to have a Board meeting in December. James seconded.

Motion Carried 5-0.

### **January Board Meeting**

By consensus, the Board agreed to move the January meeting to Monday, January 10, 2022, since the third Monday is the Martin Luther King holiday.

Consensus 5-0.

### **Old Business**

#### **Furnaces Update**

Moles asked for an update on the new furnaces. Miller said that it looks like we will get 280 furnaces now rather than 300. It is looking like it may be mid-December when the furnaces will be delivered due to a manufacturing issue with parts. Parker Arnst will be installing the furnaces and getting the money from Consumers Energy.

### **New Business**

None.

### **Member Concerns**

#### **Linda Masters, 6222 Balfour**

Linda mentioned that she has been noticing garbage (cans, chicken bones, etc.) on her patio lately. Also, she has noticed orange cones in her backyard that are not being picked up. Management to check into.

**Adjourned at 7:31 p.m.**

Respectfully Submitted,

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