

HIGHVIEW ASSOCIATION BOARD MEETING

August 12, 2013

President Gidget Leverty called the meeting to order at 7 p.m. with all six board members present. Ray Anderson, Konnie Holtz, Brian Jones, Gidget Leverty, Joe Kelzer and Luis Sanchez.

No guests were present.

M/S - Jones/Anderson that the minutes of the June 3rd meeting be approved as presented. Passed.

Treasurer's report:

- Treasurer Holtz reported that Stephen's Sanitation has increased its monthly garbage pickup rate by \$54.75. Direct payment authorization for monthly reserve fund deposits (\$10 from each \$95 fee) is in effect. A CD was recently rolled over at an interest rate of 0.55%. All association fees except for two residences with liens have been paid up for July.

- M/S - Anderson/Kelzer that the treasurer's report showing a June checking account balance of \$17,626.67 and a July balance of \$21,067.83 be approved as presented. Passed.

Old Business:

- Driveway seal coating and repair on Woodland is not yet done but is expected to be completed by late August or early September. Once the job is completed Gidget will talk to Stephen's Sanitation about possibly reducing garbage truck traffic on the street.

- Handyman Dennis Johnson (715-246-4579) has started the painting of door edges on Woodland.

- The association board is waiting for a bid from our lawn maintenance people on the cost of rock replacement. ***Anyone wanting rock added to their existing rock is asked to submit a work order to his/her block captain by the end of August.***

New Business:

- Highview condo association residents are reminded that watering lawns and trees is their responsibility.

- Concerning an addition (e.g. sunroom) to an existing unit, owners please be advised Article 22c of our Declaration states: "No unit owner shall do any work that jeopardizes the safety of the property, reduces the value thereof, or impairs any easement without first obtaining unanimous consent of all unit owners." As well, residents are reminded that structural changes to their unit require submission of a detailed plan for board approval.

- Concerning window cleaning Article 22c also states: "Each unit owner shall be obligated to maintain and keep his own unit, its window, and doors, and the patio which is a limited common element reserved for the use of his unit in good, clean order and repair."

- Concerning front gutter cleaning. M/S - Kelzer/Holtz. - the association pay for the cleaning of all front gutters this fall. Not passed. Owners can clean them or have them cleaned at their own expense. Our handyman is an option - Dennis Johnson 715-246-4579.

- The board is waiting for bids to have a sunken patch of lawn at 810 Woodland repaired.

- Trees on front lawns will be trimmed this fall or winter. The board has been advised that winter is the best time for tree-trimming.

- Unit owners with troublesome above ground roots are asked to submit a work order.

- Several work orders were examined and discussed and will be submitted to our handyman.

- M/S - Holtz/Kelzer - the association hire an exterminator to deal with the bee problem any owner is experiencing. Passed. **If you have a bee problem contact Gidget by Friday, August 16 (715-246-5220).** Gidget is also the Woodland block captain.

- The association board is looking into bids for lawn upkeep and weed control under trees on association property lines.

Reminders:

- If our handyman is unable to complete a work order project, he will advise the president who will attempt to find the proper personnel.

- Outside painting is being done on a rotational basis.

Next meeting - Tuesday, September 17, 7 p.m. - 1107 Highpoint Court

Adjournment - M/S - Sanchez/Anderson - 8:35 p.m.