

HIGH VIEW CONDO ASSOCIATION GENERAL MEETING

May 24, 2018

President Frank Segerstrom called the meeting to order at 7:00 p.m with 20 units represented. In addition 5 proxies had been submitted. No quorum existed and an informational meeting was held.

No guests or new residents were present.

-M/S - Kathy Jones/Jeff Titcomb – the minutes of the October 19, 2017 meeting be accepted as read by secretary Brian Jones. Carried.

Treasurer's report: - M/S – Joe Enright/Jeff Titcomb – Alice Heinbuch's report indicating a checking account balance on April 30, 2018 of \$31,196.52 and an investment balance of \$173,482.95 (\$23,715.65 – savings; \$149,767.30 – C.D.s) be approved as presented. Carried.

| | | |
|--------|--|-------------|
| NOTES: | Income January 1 – December 31, 2017 | \$87,008.66 |
| | Expenses January 1 – December 31, 2017 | \$83,390.84 |
| | Expenses for 2016 were | \$69,574.12 |

President's comments – Frank thanked the board for their assistance and Myles Walsvig for his diligent effort as the liaison person to To Serve Contracting. Jeff Titcomb's efforts this spring inspecting the contractor's work and pointing out necessary repairs were much appreciated.

-Frank also indicated to our residents that as home owners they have property responsibilities. He also advocated the use of winter heat tapes on the roofs, gutters and downspouts. (NOTE: Frost King 75 – 100 foot tapes can be purchased for approximately \$70. An electrician should be used to install a heat tape.)

-Downspout extensions should be lowered during spring melts and summer rains. Residents can assist mowers by keeping rocks within the edging.

-President Segerstrom reminded Balsam residents of the need for someone to serve as their block captain.

OLD BUSINESS:

-TO SERVE CONTRACTING UPDATE submitted by Jeff Titcomb:

"April 25, 26, 27 I inspected contractors work, and was appalled at the poor workmanship on almost all of the buildings. I inspected every roof, inspected all gutters and inspected all window garage wraps, roof drip edges and caulking that was needed. The board met with 2 representatives of To Serve on May 3 to discuss repair. They were handed a 4 page findings report which was a condensed version of my original 10 page report. They were also amazed at the list that had been created. On May 10 To Serve production manager and their top repairman met with me to reinspect all buildings in our association. They were really upset and disgusted with the work that had been performed for us. They also created a list that was very extensive. They are now in the process of repairing all issues. This will probably take 1-2

months and they assure me all issues will be repaired or replaced. Upon their completion of the work again their production manager and I will reinspect. If any questions please contact me at 651-253-156. I live at 820 Woodland.”

NEW BUSINESS:

- The High View Condo Association fee will remain at \$110 per month.
- Secretary Jones pointed out that in 2017 each resident contributed \$40 of fee money per month to cover insurance costs (\$35,625.29 total cost). In 2018 each unit will contribute \$35 a month to cover the cost of snow removal and lawn maintenance and \$13 a month for garbage removal.
- Major projects this year include **dryer vent cleaning (Thursday and Friday, June 14 and 15)**, Balsam seal coating and fall lawn aeration.
- Handyman Jeff Titcomb indicated that he has been pricing the cost to raise some sunken garage aprons and sidewalks. He has also been re-caulking some driveway aprons.
- Secretary Jones indicated that our lawn maintenance people, who wanted to perform spring cleanup including dethatching on May 1, waited until later after our grounds were cleaned of roofing and siding debris. Our lawns were first mowed on Thursday, May 10 and cleanup done on Tuesday, May 15 and lawns were cut again on Wednesday, May 23 and fertilizer and weed chemicals applied on Thursday, May 24 (prior to rain). Black dirt and seed were spread on damaged areas adjacent to driveways on Wednesday, May 16.
- Mowers will be asked not to mow under evergreens where there is no grass.

OTHER BUSINESS:

- Concerns about the present insurance policy with an \$85,000 deductible were aired. Every effort will be made this fall to secure other bids and find a reputable insurance company.
- Some questioned the need to keep such a high amount of money invested in C.D.'s. The board sees the need for a safeguard fund in case of another catastrophe.
- Owners are responsible for cleaning debris—pinecones and branches off their grounds.
- A suggestion was made that our association compile a SUGGESTION LIST to help our fellow residents. An example would be that dryer lint traps be cleaned before every time a dryer is used.
- Someone is needed to maintain the High View Condo Association website.**
- Chuck Mehls has volunteered to remove snow from around Highpoint Court fire hydrants after excessive snow accumulation and solicits homeowners' assistance on other streets to keep the hydrants free of snow.
- Handouts included Work Order Request Forms. NOTE: Residents must submit a work order in paper form with only one request per form.

Adjournment – 8:35 p.m.

NOTE: If a resident (aware of a meeting having taken place) does not receive a copy of the meetings minutes by email or a hard copy contact your block captain. If possible have your minutes emailed.