

# HIGHLANDS COOPERATIVE ASSOCIATION

## Open Minutes

### June 13, 2022

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

**Board Member Absent:**

**Management Present:** N. Miller, V. Miller

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

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

##### **Open Minutes**

James moved to approve the minutes from the May 16, 2022 meeting, as written..

Ellena seconded.

Motion Carried 5-0.

##### **Concrete Replacement**

Heist moved to use Thelen Concrete to replace sidewalks and porches/steps this year. We are happy with the quality of their work and his prices (\$4.50 per square foot for sidewalks and \$900 for porches/steps) have not changed since 2017. There are 14-17 porches/steps that need replacing and \$48,730 for sidewalks in 3 lots that need to be replaced. Ellena seconded.

Motion Carried 5-0.

##### **Golfing for Alpha 1**

Heist moved to approve a donation of \$100 to the golf outing to raise funds for Alpha 1 (**Antitrypsin Deficiency - AAT**). This gives Highlands a sign at one of the holes. We have donated to this cause since 2018. Some of the staff will participate in the golf outing on July 17, 2022. Moles seconded.

Motion Carried 5-0.

### **Exterior Doors/Screen Doors - New major project - update**

George is continuing to collect bids for the replacement of the exterior doors and screen doors (828 each). Ruben to provide N. Miller with contact information for Joe Gentilozzi.

### **Stoves/Refrigerators - New major project**

Nothing to update at this time.

### **Furnace Installation Update**

N. Miller provided an update on the new furnace installations. We have been guaranteed 300 furnaces and 253 have been installed so far. The remaining furnaces have been scheduled out to July 7th for installation.

### **Old Business**

#### **Security Camera on Building at 6100 Balfour**

As decided last year, a security camera will be installed soon on this building. One issue that has come up is determining a location for the camera due to a tree blocking the desired position.

#### **Ring Doorbells**

N. Miller has ordered some Ring brand doorbells for Members to purchase from Highlands for \$180. She also ordered some back porch lights with an attached camera which Members can purchase for under \$200. Highlands staff will install the doorbell and back porch light at no cost. Once installed, Highlands will reimburse Members for the annual fee for storage in the cloud with a receipt. The current charge for this is \$39.99. The activity is stored in the cloud for 60 days, however, Members can download video and keep it for a longer period of time. Members must also agree to provide video to police when requested.

James moved to reimburse Members that purchased a Ring brand doorbell in the past for the annual fee with a receipt. Ellena seconded.

Motion Carried 5-0.

James moved to also reimburse Members for the annual fee for the camera and light doorbell for the back porch. The current back porch light would need to be removed to install. Heist seconded.

Motion Carried 4-1.

## **New Business**

None.

## **Member Concerns**

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

Linda commented that she has found chicken bones in her flower bed in front recently. She is sure that some of the kids in the neighborhood put them there.

She also witnessed a child throw a piece of broken railroad ties at another child. The child denied throwing it when Linda told her that she could have hurt the other child.

Also, Linda has found gummy candy by her car recently.

### **Sue Pride, 6116 Balfour**

Sue asked when the 1 bedroom townhouses are getting a new furnace. N. Miller told her that a different type of furnace is required for them and we are not sure when we will get them at this time.

She also asked if we know how much the carrying charges will be increasing this year. N. Miller told her that this is decided in September when the annual budget is finalized.

Also, Sue has written letters recently concerning dogs not on a lease and feces not being picked up. It keeps happening.

**Adjourned at 7:37 p.m.**

Respectfully Submitted,

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