

Annual Highpoint Condominium Owners Meeting

July 25, 2016

Meeting Minutes

The meeting was called to order at 6:03 P.M. by President Lisa Dykes. A roll call and certification of proxies was completed. There was a total of 10 owners and proxies combined, which was not enough to meet the quorum requirements.

Minutes of the July 29, 2015 annual meeting were presented and approved as written.

Lisa Dykes provided an overview of completed, as well as upcoming improvements. Projects recently completed were the replacement of exterior porch lights on the 3 Vail Buildings, as well as the addition of hall way outlets in the Vail buildings to enable better access to power for the janitorial crew. Exterior siding replacement was completed as needed on the Vail buildings, as well as completion of exterior painting.

Minor roof repairs have been completed on 6415 Mc Nichols, including the replacement of damaged security doors.

The prior cleaning company has been replaced with a new company, Image Bearers Cleaning.

A new dumpster enclosure and dumpster was provided on Jonathan Court to eliminate having to set out trash cans along the street.

A change in insurance companies was made to reduce premium costs.

The service security company has been eliminated and a towing company is now checking the parking lot to tag and tow vehicles which are in violation of the rules and regulations.

Work in progress include concrete repair at the corner of Dublin and Tuckerman, installation of railings on steps on Mc Nichols Court where needed. In addition, fence repairs are in progress, as well as plans to replace the dumpsters on Mc Nichols Court. Bid work is in process for the interior painting of the 3 Vail buildings and the east side exterior repainting on Jonathan Court. Tree and shrub trimming is being performed as needed.

The Board and Z& R is performing monthly walk-through inspections of the property to help determine items that require repair, as well as to determine if any violations exist.

A reserve study has been completed by an outside firm to assist the board in determining items of improvement needed in the future, as well reserves needed for such projects. The results should be provided by August 20, 2016.

Financial Report

A copy of the June 30, 2016 Balance Sheet and Budget Comparison was presented. Total Reserve Funds were at \$43,841.48 with total operating cash at \$44,891.81. Darren Burns, Z&R property manager explained that the Owner Receivables Over-Collected consists of prepaid dues where an owner chooses to pay either an entire year or pay excess to keep ahead on dues. Darren also explained the Owner receivables are dues that are in arrears, as well as fines, etc. A detailed list is not provided due to confidentiality.

Open Forum

Walk-through inspections were discussed and owner participation was encouraged in order to identify problem areas sooner for resolution. Z& R should be the first point of contact for repair issues.

Locks need to be repaired or replaced on the rear security door at 6415 Jonathan Court.

New Business

There were no nominations from the floor for board candidates. In addition there was not a enough presence to have a quorum for voting. Carole will remain on the board for another 3 years.

Adjournment

A motion was made and approved to adjourn the meeting at 7:55 P.M.

Respectfully Submitted,

Ron Baumgart