

## **Highland Trails Homeowner's Association Meeting Minutes June 22, 2011**

The meeting was held at McMenamin's at 7:00 PM. In attendance were the following;

Ed McNichol – President  
Tom Jones – Vice-President  
Lisa Ward – Secretary  
Sandy Jones – Member at Large

### **Unfinished Business**

Ed notified Condominium Management that we are terminating our contract with them. This is a 60 day notice which will take us through the latter part of August. We decided that we would like them to send out the bills for the annual homeowner dues as it falls within this 60 day timeframe.

Greg Schmidt has not yet met with the landscape company regarding scaling back on our service so this remains status quo.

Ed was given back all HA materials that Melissa (former President) had in her possession. We still need to get the rest of our documentation from Condominium Management. Sandy offered her storage unit to help in housing binders and HA information that doesn't need to be accessed often.

Melissa is still working on the playground equipment issue for the big park and will notify us of her progress.

Certified letters were sent to delinquent homeowners by Condominium Management and a fair amount of the monies were collected.

Homeowner Mike Reidt currently has the equipment for the sport court and will turn this over to Ed as he is moving this weekend and renting out his home.

The small park needs to be hosed off (some of the play equipment is slippery). Ed will look into "borrowing" a water hook-up from Mike and Becky Collord.

Ed has updated the website.

### **New Business**

It was determined that it is time to send out a newsletter. We discussed what should be included and following is the outcome:

Introduction of new Board members

Directing homeowners to the new improved website which will contain By-laws and Covenants.

Explanation of dues increase.

Encouragement of renters to contact the Board directly with any issues and not relying on the homeowner only.

Reminders regarding covenants regarding painting and architectural changes within the neighborhood.

Reminder of rules regarding boat and RV parking in the neighborhood.

Statement that the greenbelt behind one's home is not the property of the homeowner and should not be tampered with.

Sprinkler breaks and problems should be reported by homeowners.

Dates and times for 4<sup>th</sup> of July Parade and Annual Picnic.

We discussed the 4<sup>th</sup> of July Parade and determined that it will be held on Monday, July 4<sup>th</sup> at 10:30 AM. Sandy and Lisa will oversee this event. It was decided that prizes were not necessary but that treats (juice and muffins) will be provided. Lisa will prepare and deliver a flyer.

The Annual Picnic was discussed. Ed will be unavailable in August so we discussed holding this event in July. A firm date was not established. We will follow the lead of a previous Board and do a simple picnic with homeowners bringing their own chairs and blankets. We will ask for volunteers to host children's games. Sandy volunteered Alison and her friend to do face painting at the picnic. Lisa volunteered to do the Costco run for the burgers, hot dogs, condiments and beverages. Homeowners will be asked to provide a side dish or dessert. As soon as a date is determined we will inform the homeowners via a flyer.

Ed will talk to the homeowner who lives east of the walkway by the small park to ask him not to drive on the pathway that leads to the park. He currently uses this pathway as access to park vehicles in his backyard.

The condition of the trails was brought up and we discussed reclaiming them from overgrown vegetation and moss. It was pointed out that these are to remain natural, but that perhaps they could be improved by minimal maintenance like pruning back overhanging limbs etc. We may try and enact mini work parties to make this happen.

Lisa brought up that some of the older, diseased cherry trees are cracking driveways and sidewalks. Consensus was that we can't allow some homeowners to have these trees cut down without setting a dangerous precedent.

Homeowner Steven Johnson submitted a request to re-roof, paint his home and stain his fence. This request will be approved.