

**THE HIGHLANDS AT VALLEJO CONDOMINIUMS
ASSOCIATION
MEETING MINUTES
Tuesday, May 2, 2023
Conference Call**

1. Call to Order: 6:35 pm by Jenny Stith, other members present were Theresa Lazarri, David LaGrange, Geoff Barsch and Forrest Scruggs of Realty One.

2. Minutes: Minutes from March 7, 2023 meeting approved, motion by Jenny, all in favor.

3. Homeowners Forum: None

4 Property Management Report:

- Financial Report – Forrest Scruggs reviewed the first quarter financials as of March 31, 2023. Line item Trash is substantially lower with the new trash company. The insurance has been renewed through American Family.

5 Open Issues:

The Board agreed to meet on Sunday, May 7, 2023 to make a list for cleanup and other projects the owners could participate in.

Dave talked about the new landscape company and has met with Andrew from the company. He indicates the sprinklers are now turned on.

Dave had contacted several contractors about the condition of the brick. According to most, the brick is in reasonable condition considering the age of the building. The only concern might be the parapet wall up at the roof line. Tuck Pointing these bricks would cost around \$8,000. For the roof, previous bids were about \$8,000 for a new membrane.

One hundred new access cards were ordered but no one knows if they were received or not. Perhaps Nolan may know if received.

Premier Heating will be contacted about turning off the boiler for the summer and fixing the back flow valve that is installed wrong.

When the roofers next come out, can they check out the Bat problem and whether their areas can be sealed off.

Next meeting for the Board only will be May 16th, 6:30 at the condos.

Meeting Adjourned: 7:45 pm, motion by Geoff, second by Jenny.