

HIGHLANDS 460 CIVIC ASSOCIATION BOARD MEETING  
SEPTEMBER 3, 2008 7:03 – 8:20pm

Present: Karen Hamilton, Jay Gietl, Krista Wible, Linda Carroll, Richard Wise

Minutes read

Treasurer's report (see web site)

ACC Report

Numerous items closed with approvals

Additional letters mailed to homes with violations

Tracking spreadsheet updated as of 08-31-2008

Work scheduled for early September on format for web report

Consolidated Covenants

Signatures received to date by filing

#1 105 of 212

#2 58 of 117

#3 65 of 142

#4 83 of 186

#5 98 of 207

Discussion of format for next mailing. Karen will research costs of fold-over card

CENCON

Permits and Building fees were the main topic at that meeting

Newsletter

Various content needs discussed including:

October issue to include a notice that the picnic will be discussed at November meeting

Need article regarding consolidation

Need request for 2009 budget ideas and comments

Recommendation for regarding articles about needs of homeowner (illness, age), but no one volunteered to chair a committee to research and coordinate

SMD

Landscaping work done

Fence on hold for at least 6 more months

Homeowner recommendation

Hold board meetings at someone's home and serve treats

Web Site

Some form updates and revisions made in August

Highlands Howdy

Linda visited some local businesses and collected material for welcome baskets

Linda proposed that paid sponsorship be recognized in newsletter

New Business

ACC Appointments. Jay needs to schedule meeting with the four known volunteers. A second training session is being arranged for September or October. Recommendation that newsletter present an article about volunteering without being ACC member.

Example – visiting homes to pick up bag sample after new roof is installed

Directors & Officers Insurance. Karen recommended the board accept the State Farm proposal. No objection from board members.

## New Business continued

Directory. No volunteers have contacted the board to work on this project. Karen will investigate printing cost options.

Metrum Prizes from the picnic. Due to car problems, the representative from Metrum Credit Union could not make it to the picnic with their donation of prizes. It was decided that the prizes would be given out in a drawing in November of all those homeowners who had returned their signed Covenant Change permission form.

Homeowner appeal of ACC decision. See below.

Jay Gietl, current ACC Chair, advised the board that an exemption from the covenants was requested by Mr. Sperry at 8218 S Jackson St. for a structure which would serve as a dog enclosure. Height: ten feet tall Construction: of wire material between metal posts. The ACC denied the request based on size, materials, and appearance which would detract from the aesthetic qualities of the properties. Additionally, the structure presents an imposition on a neighboring property by putting dogs above the neighbor's five foot wood fence.

Previous requests of a similar nature, for structures less tall, have been declined as confirmed by past ACC chair Frank Parish.

The homeowner's written appeal recognized that the material was not one declared acceptable in the covenants, but sought to add the material as acceptable.

The board found that the ACC acted properly and applied the covenants consistent with prior requests. As ACC chair, Jay was not eligible to participate in the board vote. Krista Wible excused herself as well since she was serving as ACC Chair when the initial request was received by the ACC. The remaining board member voted unanimously to reject the appeal and uphold the decision of the ACC that the exemption request be denied.

Meeting adjourned at 8:20pm. Seven guests stopped in for parts of the meeting.