

# *The Highlands, Inc.*

## OPEN BOARD MEETING MINUTES FOR 2026

Note: Letters read at open board meetings are not identified in these minutes. Any owner may request a copy of any letter read at open board meetings.

THE HIGHLANDS, INC. OPEN BOARD MEETING MINUTES  
JANUARY 21, 2026

**Call to order:** 10:03 a.m.

**Roll Call:** All present except: Elizabeth and Dave. Lynne was here by zoom. Diane Flores for office support.

**Pledge:**

**Protocols:** Sara reads the protocols.

**Approval of Last month Minutes:** Motion to approve so moved by Chuck, seconded by Tony, no discussion and unanimously approved.

Approval of December 2025 minutes: vote was unanimous.

**Correspondence:** Sara summarized three letters, reading only one paragraph of one letter. That paragraph made incorrect assumptions, which Sara clarified. One other letter pointed out a clerical error in the Treasurer's Report and the last letter wanted all letters to be read in full."

## REPORTS:

**President:** Sara discussed the letters - explaining our board position and the two methods of presenting the topics - one disparaging and angry and presuming that we - the board - is not careful and cooperative with the elections and the other a nice phone call from a resident who examines our protocols and the statutes and points out discrepancies. In this instance it was about how many people must be on the ballot by our bylaws (3 - every 3 years). We had 4 openings and didn't follow this by printing on the ballot choose any four. The board will appoint to fill the vacant remaining two year term, but added the slot to the ballot for feedback from the residents about who they want to fill that position.

**Vice President Report:** The voting has commenced and he has been tallying as we go along. The response seems quite promising.

**Treasurer:** Lynne explained the clerical error as human error. Motion to approve the Treasurer's Report as presented so moved by Connie, seconded by Rich and unanimously approved.

**Maintenance Report:** Tony presented the report. The tall windows on side of fireplace are leaking - why the screens are off - and that is being attended to. The automatic door at the west side (kitchen entrance) needs a new actuator. And Tony talked about his security camera research. The one that stands out will be around \$7,960 - for camera and the pole installed and camera set up. There will be 2 cameras. We monitor the cameras - are not paying for monitoring services. We do need power to the pole and Tony is hoping to find a couple of retired electricians in the community to help with that. Also mentioned that someone donated \$2,000 and if anyone wants to add to that fund, the box is still in the office. Thank you.

**Compliance Report:** The weeds are coming! Place this in the next Fling. No other issues discussed.

**Communications Report:** Fling info - basic timing of the publication explains why no mention of a 'meet and greet' with candidates was published in the December Fling. Also it was pointed out that a date mistake in January's Fling - having to do with White Elephant sale. And Connie mentioned Facebook - the Highlands page - for spreading words or info. and sharing photos. Cindy expanded on this in her report.

**Contracts Report:** No contracts were examined were signed. Sara reread the cleaning company contract.

**Social Committee Report:** Cindy said the Social Committee is going to buy a Smart TV - 65". To be mounted on a swing out bracket on the east wall of the stage. Costco - can't beat Costco. She also explained that our Highlands Facebook page is monitored (by her ) so only residents can post something on it.

**HORAC:** We have a new FEARLESS LEADER!! Thank you Brian Tomac!!! There are 3 fun things planned so far. The Walk Challenge - like last year. You enter, record your miles, the winner wins! Also a new fun activity - the Poker Run. Well, we might not run, we'll walk or ride golf carts around a course where you pick up a card. When the whole route is done everyone meets back and the best poker hand wins. Then there will be a free concert on March 9. All will be explained in an upcoming Fling.

**OLD BUSINESS: ROAD RESURFACING.** Chuck explained the problem getting companies to bid on our road resurfacing. They contacted many. 2 replied and came out to view the job and quote on it. One backed out. Chuck made a motion to accept the bid, seconded by Tony to firm up contract with Tucson Asphalt Contractors. Their quote - Jan 7, 2026 is \$107,814.22, nearly \$2,000 more than in May 2025. Prices vary it was explained by the price of oil? We were cautioned by the members about doing the roads in February and March - as there are so many activities and outside traffic (Yard sales and White Elephant).

## **NEW BUSINESS:**

- **MAINTENANCE /FORECLOSURE FEES:** Chuck explained we are aware of the problem spots and asks for patience. It takes a long time to recoup our money from foreclosures. If we sue for compliance we can't recoup attorney fees.
- **JANITORIAL CONTRACT:** Connie talked about how we are not satisfied with the company and are watching closely for improvement. Sara added about the contract being up in March - but we'll need to document and back up our reasons for canceling their contract. Shouldn't be hard. And we acknowledge that Alicia has been doing an outstanding job filling in. We were asked how much we pay them. We answered \$450 a month for twice a week service in the clubhouse.
- **MEET THE CANDIDATES:** All 6 candidates rose and spoke. We are fortunate to have 6 very qualified and willing candidates - for 4 openings. The voting has commenced and results will be announced at our ANNUAL MEETING FRIDAY FEBRUARY 6 at 1:00 pm.

## **OPEN FORUM**

One person asked about the camera system - how it gets monitored. Tony explains that we will have access to the camera feed to check when something happens, but it is not linked directly to the Oro Valley police. We are not paying an outside monitoring company either.

Another person commented that our aged accounts figure is very good compared to what it has been in the past.

Open meeting adjourned at 11:50.

Submitted by Connie Rose and reviewed by President, Sara Danville-Gelhaus and Diane Flores.

Open Board Meeting Minutes pending until approved at next Open Board Meeting (February 6, 2026)