

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)

THE HIGHLANDS, INC.
ANNUAL OPEN BOARD MEETING MINUTES
FEBRUARY 6, 2026

Call to order: 10:00 a.m.

Roll Call: All present except: Dave Armstrong. Lynne Jordan was here by Zoom. Diane Flores for office support.

Pledge Of Allegiance:

Protocols: Sara Danville-Gelhaus reads the protocols.

Approval of Last month Minutes: Sara discusses 2 typo problems in the January 2026 minutes. Connie will correct said issues. Motion to approve pending corrections so moved by Chuck, seconded by Rich, no discussion and unanimously approved.

Approval of January 2026 minutes: vote was unanimous.

Correspondence: No correspondence submitted.

REPORTS:

President: Sara did not have a report.

Vice President Report: Rich Vertel reported that there was sufficient voting turnout to pass the three amendments we have been working on. Good job and congratulations.

Treasurer: Elizabeth Hinds explains the correction in the December minutes regarding the Treasurer's report. The budget and income values should be: BUDGET (amount spent) – \$312,487. INCOME – \$313,812. Elizabeth moved and Chuck Ardingo seconded the motion to accept and make these corrections.

Maintenance Report: Tony Bettens reported. The pool shower heater will be replaced this coming week. It is under warranty and the company who installed it is replacing it. Also - the security camera is off the table until we can figure out funding.

Compliance Report: Chuck reported: The leaning cactus - many volunteers helped cut that up. Weed letters were sent out. The door is being installed on the men's bathroom; volunteers are needed to lock up the clubhouse on weekends. Also a committee is being formed called "Highlands Helpers". Anyone wanting to contribute their time, expertise, muscle, weed removal skills - etc. This is like *neighbors helping neighbors* who are in need of a little help. Ron Wehl will spearhead this committee. All are welcome to join.

Communications Report: Connie Rose reports: The Directory is in the works. Anyone who wants to add their email address to the directory - please email Diane (put "directory" in the subject line please). On the topic of email addresses - we want to form a community email list that will be helpful in 'blasting' out messages and important information. One good potential use of a 'email blast' recently came to my attention: a woman approaching a member after dark at her front door and claiming she had paid money to rent her room. There was a suspicious red low-rider style car accompanying the young woman. The member wisely closed the door and called the Oro Valley Police. The point is - please be on the lookout for suspicious activity - do not approach perpetrator, but get details and license number and phone the Oro Valley Police. They are incredibly helpful and cooperative. Sara also mentions here - what with the yard sale and White Elephant event we will have lots of outside cars driving around - so keep your eyes open and watch your outside belongings. Connie also mentioned not only the blast email messages, but the Highlands Facebook page as a good place to share alerts.

Connie's last comment was about the smoke alarm issue - and how everyone's smoke alarms will be starting to expire. They were given out with the Fire Department over 10 years ago. Connie will contact the Fire Department to see if there are any programs in place to replace these. They are not your typical removable battery alarm. The entire unit must be disposed of.

Contracts Report: Sara signed a contract for the road work. Tucson Asphalt Contractors. Chuck explains the roads will be after Easter probably. We need a volunteer to be the local street traffic and parking director for the sections. The streets will be done in sections and can't be driven on for 24 hours. So - this street director will inform people of the dates and options for getting in and out of your house on those days. Contact Ron and Chuck if you can do that.

Social Committee Report: Cindy Bennett talks about there are lots of things happening around. Please come and participate, and thank you for the effort that goes into putting on these fun offerings. All activities are announced in the Fling. Sign up sheets are in the Poker Room.

HORAC: Brian Tomac describes the WALK CHALLENGE. Receive an entry form on the opening day to record your miles. Also - he mentions a hike that's listed in the Fling. And a concert - Monday February 23 at 2 pm. The concert info didn't make the Fling deadline.

OLD BUSINESS:

- **JANITORIAL CONTRACT:** We will be writing a letter to terminate the contract with this current cleaning company. We have a valuable resource amongst us - Alicia Gatti. She has done a phenomenal job cleaning up problems already and has offered to take the cleaning job without pay for a bit. She is willing to donate her wages to the Security camera fund.

NEW BUSINESS: No new business was discussed.

OPEN FORUM

Regarding 310 Appalachian - try to avoid the property. We are handling it.

A member asks if cleaning out the wash could be one of this year's priorities.

George Tanner mentions a portions of Highlands Ave that is in bad shape and needs special attention by resurfacing crew.

Gary Wilkinson wanted to remind everyone to be mindful and compassionate toward others who may be displaying certain behaviors that could be related to dementia or other illnesses.

Sara mentioned that Gary Wilkinson recruited Connie, Chuck and Dave Armstrong to run 3 years ago. Dave was an incredible addition to the board because his "get it done" attitude, along with the help of many other folks, got us two beautiful new handicapped accessible bathrooms. His desire to preserve our resources got us the solar gas heating system for the pool which is saving us a lot of money.

ELECTION RESULTS: Rich Vertel gave the results of the voting - All three propositions passed because of the tremendous turnout.

Also - the three top vote getters to fill the 3 vacant 3 year terms: They are:
Chuck Ardingo • Diane Leigh • Paul Sakry

There is a 2 year term that needs filling - this will be discussed and appointed by the board after the Executive Session following this meeting.

Open meeting adjourned at 1:43.

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 (March 18, 2026)