

THE HEIGHTS COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

March 26, 2026 | 6:30 PM

Esplanade at The Heights – Venue Lifestyle Room

1. Call to Order

The meeting was called to order at 6:30 PM. Sean Called meeting Elsa Seconded

2. Proof of Notice & Quorum

Notice of the meeting was properly posted in accordance with governing requirements. A quorum of the Board was established. Missing Rich

3. Approval of Prior Meeting Minutes – November 13, 2025

The minutes from the November 13, 2025 Board Meeting were presented for approval.

Motion: To approve the November 13, 2025 meeting minutes

Result: Approved

4. New Business – E-Bikes on Mt. Tumalo

The Board discussed the use of e-bikes and other motorized devices on Mt. Tumalo.

Discussion included:

- Safety concerns related to mixed use of pedestrians and motorized devices
- Speed differentials and visibility concerns
- Need for clearer guidelines and enforcement

The Board agreed that a formalized policy is necessary to ensure consistency.

Action: Addressed under Motorized Vehicle Policy (see Section 6).

4. New Business – Speeding & Traffic Safety Survey

The Board reviewed the results of the community traffic safety survey.

Discussion included:

- General agreement that speeding is occurring within the community
- Majority of survey respondents indicated opposition to speed bumps
- Concerns regarding pedestrian safety, particularly for children
- Acknowledgment that existing measures (e.g., stop signs) are not consistently followed

The Board discussed alternative traffic calming measures, including:

- Additional signage
- Increased awareness efforts
- Evaluation of other non-invasive options

Action: Board to continue evaluating potential solutions.

4. New Business – Community Kayaks

The Board discussed the community kayak program.

Discussion included:

- Liability exposure to the Association
- Maintenance and upkeep responsibilities
- Resident usage levels

No final determination was made.

Action: Item remains under review.

4. New Business – Member Handbook Updates/Changes

The Board reviewed proposed updates to the Member Handbook.

Discussion included:

- Clarification of existing policies
- Improved consistency and enforceability
- Alignment with current community standards

Action: Brought forward for formal approval (see Section 6).

5. Old Business – Barrier Arm Gate Between Communities

The Board continued discussion regarding the barrier arm gate.

Discussion included:

- Access and traffic flow between communities
- Cost considerations

- Shared responsibilities

Status: Ongoing.

5. Old Business – Turnover Inspection / Engineering Report – TM Negotiations

The Board received an update on turnover inspections and engineering findings.

Discussion included:

- Identification of deficiencies
- Ongoing negotiations with the developer (TM)
- Protecting the Association from assuming unnecessary costs

Status: Ongoing.

6. Motions for Approval

a. Approval of Member Handbook Updates/Changes

Motion: To approve updates to the Member Handbook

Result: need more time to review

b. Approval of Election Procedure Policy

Motion: To approve the Election Procedure Policy

Result: need to review and add GV candidate

c. Approval of Motorized Vehicle Policy for Mt. Tumalo

Motion: To approve the Motorized Vehicle Policy

Result: Approved

d. Approval of Basketball Court Fence Repairs

Motion: To approve repairs to the basketball court fence

Result: Approved

7. Resident Q&A

Residents were invited to speak, with a three-minute limit per speaker.

Discussion included:

- Continued concerns regarding speeding and traffic safety
- Resident interest in seeing progress toward solutions
- Questions regarding enforcement of community rules

No formal actions were taken.

8. Adjournment

The meeting was adjourned at