

Highlands Community Association
Annual Members Meeting September 29, 2015
At the Highlands Country Club

Meeting Called to Order:

Mr. Matt Cullather, President, call the Annual Meeting to order at 7:00 PM. Directors present were Mr. Scott Claus, Vice President, Mr. Brian Davis, Secretary and Mr. Terry Petze, Treasurer. Mr. Cullather introduced the members of the Board of Directors and the Manager, Ms. Martha Yeager.

A Quorum and Proof of Notice of the Meeting were certified.

Community Members Present:

Members who addressed the meeting included: Mr. Cullather, Ms. Yeager, and Mr. Emerson.

Approval of the Minutes:

Minutes of the previous Annual Meeting were presented to the attendees. Mr. Claus moved that the minutes be approved. Mr. Cullather seconded the motion. The motion passed unanimously.

Reports:

The Developer's Report:

Mr. Emerson reported that new lots would be recorded in Sundial and MacLachlan areas would be opening in the near future. Progress on the Lake Margaret area 55+ and older area was on-going and he hoped to lots recorded in early 2016. He also anticipates opening an additional area in both Sundial and Lake Margaret in 2017 depending on sales in the already opened areas.

Mr. Emerson discussed sustaining the Golf Course in the future as his partners are beginning to look for a return on their investments. He discussed several courses of action and indicated that he would present further information on his proposals in the spring of 2016.

The President's Report:

Mr. Cullather thanked all the members of the Community who had volunteered during the previous year and stressed the need for new volunteers to step forward to help serve the Community. There are many opportunities available for those looking to volunteer and assist the Community.

Improvements to the dock and surrounding area have been completed and the dock has been repainted.

Sidewalk access in several areas has been upgraded to improve access to the sidewalks in the Community.

The renovation of the tennis courts has been completed and the renovated courts are available for use by the Community.

During 2016 the Board has approved the expenditure of funds to renovate and repair the Pavillion, including the possible replacement of the gas grill.

The Treasurer's Report:

Mr. Petze reported that the numbers balance. Mr. Petze reported that there would be no increase in the homeowners' assessment in 2016. The budget forecast for 2016 will allow some additional additions to the livability of the neighborhoods.

The Grounds Committee Report:

The members of the Grounds Committee were introduced. Accomplishments included:

1. The completion of the project to replace the pear trees at the entrances.
2. In 2016, the Grounds Committee will re-mulch the Sidlaw Hills area.
3. Investigating the cost reductions to the grass cutting contract by outlining new boundaries for the areas to be cut.

Elections – Part I:

Mr. Cullather briefed the election for Board membership. There are two seats up for election. Mr. Cullather and Mr. Claus are the nominees for election to three year terms. There were no nominations from the floor. A motion from the floor was made, as that the two nominees were currently members of the Board, that they be reelected by acclamation. There were no objections from the floor and Mr. Cullather and Mr. Claus were reelected to the Board for three year terms.

Volunteer of the Year Presentation:

The Volunteer of the Year award was presented to Ms. Arnika Hoover for her continued support of the Community.

Member Voice:

1. A member of the Community brought up the issue of maintenance of the roads in the Community. Mr. Cullather indicated that maintenance of the Community roads was the responsibility of VDOT, but if has specific issues Mr. Cullather would be willing to pass the concerns along to VDOT.
2. A question was raised concerning the compliance of home owners with the covenants governing the Community. Ms. Yeager explained that ACS West inspects all areas of the Community on a regular basis and reminds home owners by letter of any issues not in compliance with the covenants. If the home owner does not respond to the reminders then the issue is forwarded to the Community attorney for resolution.

Adjournment:

At 7:50 PM the meeting was adjourned by acclamation.

Respectfully submitted:

Brian K. Davis

Secretary, Highlands Community Association Board of Directors

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