

The Highlands Community Association

Annual Meeting, October 16, 2017

The Reserve Restaurant

1. 1. Call to Order: Mr. Cullather called the meeting to order at 7:00 PM. All current directors were present for the meeting along with Ms. Yeager representing ACS West, the HOA management company.
2. Quorum: A quorum and Proof of Notice of the meeting were certified.
3. Approval of the Minutes: The minutes of the 2016 Annual Meeting were reviewed. Mr. Clause moved that the minutes be approved, seconded by Mr. Davis. The minutes were approved by unanimous vote.
4. Reports:
 - a. Developer: The Developer announced that the restaurant has been leased by The Reserve at the Highlands and will be open to the public. The golf course has been opened for public play. Future development will include new construction in Glen Kilchurn Section 2 with approximately 48 lots and Sundial Farms will add 93 lots in two sections.
 - b. President: The HOA has replaced entrance signs in several neighborhoods. The irrigation system for the common areas has been upgraded with new zones and new controllers. New entrance lighting has been added at the entrances. There have been several revisions to the ARC regulations, which have been added to the website. During the year there were 32 letters sent reminding residents of ARC violations and the Board is working to resolve 45 violations open from previous years. Shoosmith has announced that the landfill will no longer accept out-of-state trash.
 - c. Treasurer: The Operating Accounts stand at \$138,000 and the Reserved Account stands at \$174,000. As of September 30, 2017 the budget is under-spent by \$400.
 - d. Landscape Committee: Mr. Gray reported that 1800 saplings have been planted along the entrance ways to the Community and seem to be doing well.
5. Elections: Mr. Claus reviewed the election procedures for the membership. There are two board openings this year. One community member was listed on the ballot, and another community member volunteered from the floor. Ballots were marked and Mr. Claus and the vote tabulators departed to count the ballots. Mr. Gitlin and Mr. Donegan were elected to the Board for the terms prescribed.
6. Volunteer of the Year: The Volunteer of the Year Award was presented to Mr. Kevin Hughes for his service to the Community. His wife accepted the award on behalf of the family.
7. Pool Update: Mr. Cullather indicated that although the Community has right of first refusal on the sale and purchase of the pool no decision would be reached during this meeting. The Board is still in negotiation with the Developer on how to proceed.
8. Adjournment: Mr. Cullather adjourned the meeting at 7:50 PM

Respectfully submitted:

Brian K. Davis

Secretary, Highland Community Association