

THE HIGHLANDS COMMUNITY ASSOCIATION, INC.

ANNUAL MEETING

October 22, 2018

The Reserve at the Highlands

1. Call to Order: The meeting was called to order by the President, Mr. Cullather. All current directors were present for the meeting. Ms. Yeager, ACS West, was also present.
2. Quorum: A quorum and Proof of Notice of the meeting were certified.
3. Approval of the Minutes: The minutes of the 2017 Annual Meeting were read. Mr. Cullather made the motion to approve the minutes, which was seconded by Mr. Donegan. The minutes were approved by unanimous vote.
4. Reports:
 - a. The Developer presented to following information:

Glen Kilchurn Section 2 has been developed and recorded with 48 lots available for sale.
Sundial Section 5 has begun construction and 48 lots will be available in the spring of 2019.
Corner of Nash and Woodpecker Roads will have 22 lots developed in 2019.
Sundial Section 6 will have 42 new lots developed in 2019-2020.
Lake Margaret Section 2 and 4 will be developed in 2019. These lots will not be age restricted.
 - b. The President provided the following accomplishments by the Community during the past year:

Numerous signs throughout the Community have been repaired and/or replaced.
The booklet community directory has been replaced by an electronic version, saving the community up to \$5000 in printing and mailing costs.
Common areas around the Clubhouse at Lake Margaret and the Lake Margaret entrance from Woodpecker Road have been deeded to the community by the Developer.
Additional nighttime lighting has been added to the playground/pavilion area.
The assessment for 2019 will remain at \$350 annually.
 - c. The Treasurer reported that the Operating Account stands at \$82,166 and the Reserve Account stands at \$209,787.
 - d. There were no reports by the ARC or the Grounds Committee due no representatives being present at the meeting.
5. Elections: Mr. Matt Cullather and Mr. Shawn Gitlin stood for election. As both are currently serving on the Board and there being no other candidates, Mr. Davis made the motion to elect both by acclamation, seconded by Mr. Donegan. A vote by the membership present and represented by proxy voted in the affirmative and both Mr. Cullather and Mr. Giltin were reelected to the Board.
6. Member Voice:

- a. The Clubhouse at Lake Margaret is due to be deeded to the HOA on/or about November 1, 2018. Members expressed concern that outdoor lighting must be included before the property is deeded over.
 - b. Several members expressed concern as to the condition of the roof over the dock on the Highlands lake. The Board will take under advisement the replacement of the roof in the spring.
 - c. Users of the tennis courts requested that the second court also be lined for pickleball play. The Board will discuss at its next regularly scheduled meeting.
 - d. The issue of the placement of the directory sign at the corner of Eastfair and Highland Glen might constitute a safety issue was raised. Ms. Yeager was requested to speak with the Developer to have the sign move back to increase the sight lines at the intersection.
7. Volunteer of the Year: The Volunteer of the Year was presented to Mr. Pat Sorrel for his years on service on the Grounds Committee.
 8. Adjournment: The meeting was adjourned at 7:30 PM.

Respectfully submitted:

Brian K. Davis

Secretary, Highlands Home Owners Association