

The Highlands Community Association
Board of Directors Meeting April 22, 2015
At the Highlands Country Club

Meeting Call to Order:

Mr. Matt Cullather, President, called the meeting to order at 6:35 PM. Quorum was established with Directors Mr. Matt Cullather, Mr. Terry Petze and Mr. Brian Davis present. Mr. Scott Claus was absent. Ms. Yeager, ACS West, was also in attendance.

Approval of the Minutes:

The minutes of the December 12, 2014 meeting were read. Mr. Cullather made a motion to accept the minutes as read, seconded by Mr. Petze. Minutes were approved by unanimous vote of Directors present.

Member Voice:

One member of the Community was present. The following issues were discussed:

1. A request has been made to update the Community webpage as some of the information on the site dates one to two years back. The issue was forwarded to Mr. Claus.
2. Concerns were raised as to the new construction going on in Woodland Ponds and the potential impact on traffic on Nash and Beach roads.
3. The number of new temporary and permanent realtor signs was raised as the number has grown and become an eyesore and detracts from the appearance of the main roads in the development. Ms. Yeager was asked to write to the various developers in an attempt to reduce the number and size of the signs.
4. The member voice appreciation for the appearance of the new trees and plantings placed on the entrances to the development and passed along kudos to the Landscape Committee.

Reports:

The Treasurer reported that the spending to date was in line with budget projects and the year-end budget would be in balance.

Old Business:

1. Tennis court repairs should be completed late April or early May. The screens around the tennis courts are being repaired at the present time.
2. Dock repairs have been completed, but contractor is waiting to paint until warmer weather. The painting should be complete by Memorial Day.

New Business:

1. The Board unanimously approved Mr. Bart Stewart's appointment to the ARC.
2. The Board reviewed two bids for continued service and maintenance of the irrigation system in common areas. Mr. Cullather moved that the Board accept the bid for enhanced services from Richmond Irrigation. The motion was seconded by Mr. Davis. The Board vote was unanimous to accept the bid from Richmond Irrigation. Ms. Yeager will inform the company of the Board's decision.
3. The Board reviewed the Policy Resolution 2015-1, Association Complaint Procedures. Mr. Davis made the motion to accept the Policy Resolution as written. The motion was seconded by Mr. Petze and accepted unanimously by the Board.
4. The Board discussed the need for a bridge in the area of Glendevon Drive to accommodate the needs of a handicapped child in the neighborhood. The proposal will be reviewed with VDOT to determine need, placement and type of structure to be constructed. The Board will revisit the issue after the VDOT review and report.
5. The issue of use of the lake by non-residents of the Highlands was discussed by the Board, as a number of comments have been forwarded to members of the Board. One homeowner was under the impression that the boat ramp was on his private property. Owners will be reminded of the rules for use of the lake and requested to call the Chesterfield County Police when trespassers are noted using the lake.

Executive Session:

The Board moved to Executive Session at 7:22 PM to discuss outstanding violations of Covenant provisions. Ms. Yeager was asked to review certain items with the Board's attorneys. The Executive Session adjourned at 7:32 PM

Adjournment:

Upon a motion by Mr. Cullather, seconded by Mr. Davis the meeting was adjourned at 7:33 PM. The next scheduled meeting of the Board will be 6:30 PM, June 10, 2015.

Respectfully submitted:

Brian K. Davis

Secretary, Highlands Community Association Board of Directors.