

The Highlands Community Association  
Board of Directors Meeting June 10, 2015  
At the Highlands Country Club

**Meeting Call to Order:**

Mr. Matt Cullather, President, called the meeting to order at 6:34 PM. Quorum was established with Directors Mr. Matt Cullather, Mr. Terry Petze, Mr. Scott Claus and Mr. Brian Davis present. Ms. Yeager, ACS West, was also in attendance.

**Approval of the Minutes:**

The minutes of the April 22, 2015 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:**

Four (4) members of the Community were present and discussed the following items:

1. Members were concerned about the number and larger size of the Builder's signs along the entrance roads to the Community. The general feeling was there are too many signs which negatively impact the impression of the community. The member felt that the developer and the home builders need to get permission from the Board and the ARC before erecting any new signage. Mr. Cullather agreed to discuss the issue with the developer.
2. An issue was brought up concerning communications between the ARC and the applicant's as to who was responsible for obtaining the necessary state and local permits associated with the applicant's project. An unfortunate exchange occurred between an applicant and the ARC, with the applicant requesting that the ARC member involved be removed from the ARC.
3. The issue of narrowing of the bike lanes along several of the main roads was raised. It appears that between growing grass and dirt and gravel collecting after storms, the bike paths have narrowed. Ms. Yeager will speak the grounds contractor to see if they can provide some relief during their visits.
4. The continued issue of speeding on Eastfair was raised. Member and community members are reminded to call the Chesterfield County Police Department administrative phone number to report such incidents with as much information as can be collected.
5. A member asked if it was possible to paint crosswalks at the major intersections of the main roads in the community. Ms. Yeager will speak with VDOT.
6. In several places across the community it is necessary to cross a drainage ditch to cross the road. The question was raised as to the possibility of covering the ditch at those places with a bridge or culvert.

**Reports:**

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

**Old Business:**

1. Sidewalk extension: A bid has been received for the extension, however, it was felt that two bids should be requested. A motion was made to approve the project, not to exceed \$5000, by Mr. Cullather, seconded by Mr. Claus. The motion was passed with a unanimous vote. As second bid will be requested and awarded based on the motion above.
2. Renovation of the Boardwalk and Gazebo a the lake: The question was raised as to whether to repaint in a more neutral color or to replace materials with TREX (an artificial wood like product). A second bid for TREX replacement will be solicited and an e-mail vote will be taken after receipt of the second TREX bid.
3. Tennis Court Renovation work is underway and should be completed soon. New signs saying "TENNIS ONLY" will be added to the area around the courts.
4. Complaints have continued about unauthorized use of the lake by non-residents. New signs concerning who may use the lake will be added along with the Police Department administrative number for reporting violations.

**New Business:**

1. Connie Irby was approved as a new member of the ARC.
2. Discussion of the date for the next annual meeting was tabled to the next meeting to allow time to locate possible alternative venues.

**Executive Session:**

The Board moved to Executive Session at 7:41 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 7:45 PM

**Adjournment:**

Upon a motion by Mr. Cullather, seconded by Mr. Davis the meeting was adjourned at 7:45 PM. The next scheduled meeting of the Board will be 6:30 PM, July 29, 2015.

Respectfully submitted:

Brian K. Davis  
Secretary, Highlands Community Association Board of Directors.