

The Highlands Community Association  
Board of Directors Meeting July 29, 2015  
At the Highlands Country Club

**Meeting Call to Order:**

Mr. Matt Cullather, President, called the meeting to order at 6:30 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 June 10, 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:**

Three members of the Community were present for the meeting and discussed the following issues:

1. The proposed entrance to the Lake Margaret section of the Highlands community would possibly impact the backyard of a current owner. The developer has indicated a willingness to plant a row of fir trees along the back property line of owner to reduce the amount of light intruding into owner's yard. Owner thanked the Board for their suggestions on a remedy to the issue.
2. Shoosmith has proposed using the quarry on their property to expand the landfill and increase its capacity and lifespan. Mr. Petze will attend the DEQ meeting on the merits of the Shoosmith request and post the results on the Community website.

**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. The deck of the ramp and pavilion on the lake will be painted with a color similar in shade to the new TREX deck installed near the Sales Office, instead of the current blue color. Expected completion of the project is soon.
2. The repairs to the tennis court and surrounding area are complete. New signs designating the area as TENNIS ONLY will be placed in proximity to the courts in order to reduce the incidence of non-tennis related activities.
3. The Grounds Committee has proposed increasing the coverage of the irrigation system to cover new grass plantings at the Eastfair and Woodpecker entrance. Mr. Cullather made a motion to accept the recommendation, seconded by Mr. Petze. The motion was approved unanimously, with the provision that the costs do not exceed \$4000.

**New Business:**

1. Election season is approaching and election signs will increase. In line with the Covenants of the Community, the grounds keeping crew will remove any election signs on non-private property in order to maintain the neatness of the public areas of the Community.
2. The draft proposed 2016 budget was presented. The grounds contract will remain the same and there is no anticipated increase in the annual homeowner fees.
3. The next annual meeting of the Homeowner's Association is scheduled for Tuesday, September 29, 2015. An announcement will be placed on the website concerning the number of seats on the board which are up for election, along with the 2015 nomination forms.
4. The issue of using water from the lake to irrigate lawns of lake-front properties was brought to the attention of the Board. Ms. Yeager was asked to review the appropriate association documents to determine if this use was in violation of any of the restrictive covenants and to report back to the Board at the next meeting.

**Executive Session:**

The Board moved to Executive Session at 7:29 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 7:38 PM

**Adjournment:**

Upon a motion by Mr. Cullather, seconded by Mr. Davis the meeting was adjourned at 7:39 PM. The next scheduled meeting of the Board will be September \_\_, 2015.

Respectfully submitted:

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