

The Highlands Community Association
Board of Directors Meeting November 18, 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. Scott Claus, Mr. Terry Petze and Mr. Brian Davis present. Ms. Yeager, ACS West, was also in attendance.

Approval of the Minutes:

The minutes of the July 29, 2015 meeting were read. Mr. Claus motioned that the minutes be approved as read, seconded by Mr. Cullather. Minutes were approved by unanimous vote of Directors present.

Developer:

Mr. George Emerson presented remarks which expanded on his presentation to the Community at the Annual Meeting in September concerning the Country Club, the pool and the golf course. Many of the original investors are now in their 70's and are ready to retire in the next two to three years. Mr. Emerson's presentation was discussed by the members of the Board, with no decisions made by the Board. The proposals will be presented to the Community at a future meeting with a question and answer session before any final decisions are made.

Grounds Committee:

Mr. Gray, of the Grounds Committee discussed the Reduced Mowing Project undertaken by the Grounds Committee, to reduce the area of grass maintained by the grounds contract in an effort to reduce costs and improve worker safety. Mr. Gray outlined the areas with the amount of the grass maintained will be reduced, such as areas with a slope of 45 degrees or greater. If the reduction results in an unacceptable appearance, the areas will be restored to maintenance. Motion was made by Mr. Clause to accept the plan, seconded by Mr. Cullather. Motion passed by unanimous vote.

Member Voice:

Five (5) members of the Community were present.

1. A member brought to the attention of the Board that several of the playground items at the Pavillion were broken and presented a hazard. Ms. Yeager was requested to get several quotes on the cost to repair. The issue will be discussed at the next regularly scheduled meeting of the Board.
2. A member asked if it was possible to install additional street lights in the Community. Ms. Yeager discussed the prohibitive nature of the cost of new street lights and that were currently not in the budget. Further discussion tabled to next meeting.

Reports: The Treasurer reported that spending was in line with the budget and that the Community should end the year in budget.

Old Business:

Discussion of the 2016 proposed budget was tabled until the next meeting to allow for gathering of additional facts on several spending items.

New Business:

The Board accepted the resignation of Joe Ganier from the ARC. Ms. Sonya Benedict has been nominated to be the new Chairman. Motion was made by Mr. Claus to accept the nomination, seconded by Mr. Petze. Motion passed unanimously.

Executive Session:

The Board entered Executive Session to discuss violations at 8:10 PM and adjourned at 8:19 PM.

The meeting was adjourned at 8:19 PM by acclamation.

Respectfully submitted:

Brian
Davis

Secretary