

The Highlands Community Association

Board of Directors Meeting, July 19, 2017

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. Kevin Hughes and Mr. Brian Davis present. Ms. Yeager, ACS West, was also in attendance.

Approval of the Minutes:

The minutes of the May 17, 2017 meeting were read. Mr. Hughes made the motion that the minutes be approved. Mr. Claus seconded the motion. The motion to approve the minutes of the May 17, 2017 meeting passed on a unanimous vote.

Member Voice:

Nineteen (19) members of the community present at the meeting.

1. Members asked as to if and when the pool might be sold to the Home Owners Association or a private entity. Mr. Cullather explained to the members present that an ad-hoc committee was researching the cost and administration of the pool should the HOA decide to purchase the pool. The issue will be discussed at the next regularly scheduled Board meeting in September. No decision has been reached at the moment.
2. The annual meeting of the Association will be held in September or October, with the date being arranged by Ms. Yeager. Ms. Yeager will also prepare and mail the annual meeting notice in early September

Reports:

Ms. Yeager, on behalf of the Treasurer, reported that the Operating Account has \$188,000 and is slightly over budget. There is \$173,000 in the reserve account. There are currently \$51,000 in delinquencies of which \$21,000 are likely not collectable. Second notices have been sent to the appropriate home owners requesting payment. The Highlands attorney currently has 12 files awaiting adjudication.

Old Business:

1. Pickle Ball: Mr. Gray requested that at least one of the tennis courts be painted for pickle ball play as taping the court does not withstand sustained play. It has been determined that the HOA does not own the tennis courts and the surrounding property which impacts the amount of funds the HOA Board is willing to commit to upgrading the facility. Striping of one court for pickleball will be discussed at the next Board meeting.
2. ARC Update: The ARC is short a number of members, which impact the speed with which requests can be acted upon. The ARC noted a number of residents have not request approval for projects from

the ARC before undertaking projects on their property. The ARC requested that the Board reinforce the standards set out in the HOA guidelines.

New Business:

The proposed 2018 budget was reviewed. Several line items were amended to take into account the number of new homes in the development, the current number of delinquencies and other large expenses.

Executive Session:

The Board moved into Executive Session at 7:57 PM to discuss alleged violations. Ms. Yeager was asked to follow-up on violations. Executive Session ended at 8:20 PM.

Adjournment:

The meeting was adjourned by acclamation at 8:20 PM. The next meeting of the Board is scheduled for September 20, 2017.

Respectfully submitted:

Brian Davis

Secretary, Highlands Community Association