

Draft BOD Meeting Minutes for November 8, 2017

The Highlands Community Association

Board of Directors Meeting, November 8, 2017

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. Bill Donegan, Mr. Shawn _____ and Mr. Brian Davis present. Ms. Yeager, ACS West, was also in attendance.

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The minutes of the September 19, 2017 meeting were read. Mr. Cullather made the motion that the minutes be approved. Mr. Donegan seconded the motion. The motion to approve the minutes of the September 19, 2017 meeting passed on a unanimous vote.

Member Voice:

Fourteen (14) members of the community present at the meeting. There were no comments from the members present.

Reports:

Ms. Yeager, on behalf of the Treasurer, reported that the Operating Account has \$131,000 and is slightly over budget. There is \$174,000 in the reserve account. The budget is overspent by approximately \$450.00, but should be in balance by years' end.

Old Business:

1. Pool Committee Report: The management company currently managing the pool is maintaining a positive cash flow. The committee recommended that the Board begin the process of getting an appraisal of the property to determine the value of the pool and adjacent property prior to making an offer to the developer. The potential of an annual assessment for homeowners was discussed, but tabled until more was known about the value of the property and the report from the Board's attorney on ownership of the property. A question was raised from the floor as to whether the community would be polled as to the purchase of the pool. The question was tabled until the Board has more information as to potential costs and risks.

2. 2018 Budget: The proposed 2018 budget was reviewed. The budget was prepared without the inclusion of any costs associated with the possible purchase of the pool and surrounding property. Mr. Cullather moved the budget be approved contingent upon revision should a decision to the pool be acted upon. Mr. Davis seconded the motion. The motion passed with a unanimous vote.

New Business:

1. ARC Membership: Mr. Cullather made a motion that the following members be approved as members of the ARC for the terms indicated, that all previous actions of the ARC be affirmed

2. SaRick Seyler for a term of three (3) years, effective September 18, 2017

Bart Stewart for a term of three (3) years, effective April 22, 2015.

Kim Dembrosky for a term of two (2) years, effective February 8, 2017.

Cheryl Rivet, for a term of two (2) years, effective July 15, 2017.

3. Coyotes: A number of social media complaints have been received concerning coyotes in the neighborhood. A discussion with a local wildlife expert indicated that the trapping and removal of the coyotes would cost the Board \$600 per week or a flat fee of \$2000 per month to remove the coyotes. The Board decided to table discussion of the issue unless more complaints were received.

4. Deer: A number of members have indicated that the deer herd in the Highlands is increasing. Ms. Yeager was requested to contact the State Wildlife personnel to discuss options for reducing the size of the herd and report back at the next meeting.

Executive Session:

The Board moved into Executive Session to discuss several legal issues and potential violations. Ms. Yeager was asked to present questions concerning a partial easement and the purchase of the pool to the Board's Attorney for review and opinion. Executive session adjourned at 7:45 PM.

Adjournment:

The meeting was adjourned by acclamation at 7:45 PM. The next meeting of the Board will be January 8, 2018.

Respectfully submitted:

Brian Davis

Secretary, Highlands Community Association