

The Highlands Community Association

Board of Directors Meeting, August 22, 2018

Castleberry Room at The Reserve

1. Meeting Call to Order: The meeting was called to order at 4:00 PM. Quorum was established with Directors Mr. Matt Cullather, Mr. Shawn Gitlin, Mr. Bill Donegan and Mr. Brian Davis present. Ms. Yeager, ACS West, was also present.

2. Approval of the Minutes: The minutes of the July 25, 2018 meeting were read. Mr. Donegan made a motion to approve the minutes, seconded by Mr. Gitlin. Minutes were approved by unanimous vote.

3. Reports:

President: Mr. Cullather reported on the results of the Board of Supervisors meeting, at which the Board of Supervisors denied the request of Shoosmith to use the old quarry as additional space for waste disposal.

Treasurer: Mr. Gitlin reported that the Operating Account is \$135,820 and the Reserve Account is \$211,412.

4. Member Voice:

Sixteen members of the Community were in attendance.

The pool is being operated by SwimRVA and it is noted that they have done a good job of operating the pool this season.

A question was raised concerning money spent in the past to refurbish the tennis courts, which do not belong to the HOA. Mr. Emerson, the Developer, has committed to repaying the Association when the pool and adjacent property are convey to new owners.

5. Old Business:

The Board was requested Ms. Yeager to try and get estimates on adding additional lighting for the playground area and for expanding the basketball court from half-court to full-court.

There was discussion about naming a bench or similar item in honor of a deceased Chesterfield County Police Officer. The matter will be discussed in Executive Session.

The ARC requested several changes to the current regulations. Mr. Cullather made the motion to approve the changes, seconded by Mr. Davis. Motion passed by unanimous vote. Updated regulations are attached as an Exhibit.

The Annual Meeting for 2018 is currently scheduled for October 22, 2018 at The Reserve.

6. Executive Session: Mr. Cullather made the motion to move to Executive Session at 4:40 PM, seconded by Mr. Gitlin. The Board moved to Executive Session. Mr. Cullather made the motion to return to General Session at 5:15PM, seconded by Mr. Davis. The Board returned to General Session at 5:15 PM.

7. Open Session:

Mr. Cullather made a motion that due an increase in budget items and the addition of Lake Margaret common areas that the Annual Assessment be increased from \$320 to \$350 annually, Mr. Davis seconded the motion. The motion was approved by unanimous vote.

Mr. Cullather made a motion to approve the expenditure of \$5500 to add additional lighting to the playground area, Mr. Gitlin seconded the motion. The motion was approved by unanimous vote.

The Board announced the decision to discontinue the Community Directory due to cost and lack of volunteers.

The Board announced the they would not move forward with the suggestion of a memorial bench.

The Volunteer of the Year will be announced at the Annual Meeting.

8. Adjournment: Mr. Cullather made the motion to adjourn the meeting, seconded by Mr. Davis. The meeting was adjourned at 5:20 PM. The next scheduled meeting in the Annual Meeting on October 22, 2018.

Respectfully submitted:

Brian K. Davis, Secretary

Highlands Community Association

A34. Solar Collection Devices

Detailed drawings, land surveyor plot plan, and county permits must accompany the application for ARC approval. A copy of any county permit(s) can be forwarded after the approval of the project but should be available prior to commencing construction. The requirements of this section exist for all types of solar collection devices independent of their specific application. Pursuant to state law Senate Bill 222 passed during the 2014 Virginia General Assembly, solar collection devices are allowed with the following conditions:

A34.1 Physical size/capacity: Solar collection devices shall be limited in size to not exceed current net metering code limitations. Generally devices of 12 kw or less are acceptable

A34.2 Placement: Any solar collection device shall not be located on the front elevation of the house unless there is no other option to yield sufficient exposure to radiant energy or the solar collection device is an integral part of the house roof intended to provide weatherproofing to the structure below.

A34.3 Design of the solar collection system must be in compliance with local building codes.

A34.4 All connecting hardware (wires, piping, etc.) shall be concealed as much as possible. Exposed hardware will be consistent with the home/trim color.

A34.5 Storage devices connected to the solar collection device(s) shall not be visible from the front elevation of the house and shall be visually screened from side streets and neighboring properties.

A34.6 Mounting: When affixed to a building wall or roof the solar collection device shall be flush mounted generally parallel to the mounting surface (difference not to exceed 10 degrees).