

THE HIGHLANDS BOARD OF DIRECTORS MEETING

May 21, 2019

Castleberry Room at The Reserve

1. Meeting Call to Order: The meeting was called to order at 6:40 PM. Quorum was established with Directors Mr. Matt Cullather, Mr. Shawn Gitlin, Mr. Bill Donegan and Mr. Brian Davis present. Ms. Yeager of ACS was also present.

2. Approval of the Minutes: The minutes of the March 27, 2019 meeting were read. Mr. Cullather made the motion to approve the minutes as read, seconded by Mr. Gitlin. Minutes were approved by unanimous vote.

3. Reports:

President: Repairs to the pool have been completed and the pool will be opening on time. SwimRVA will manage the pool again this year.

Treasurer: Mr. Gitlin reported that the Operating Account balance is \$293,213 and the Reserve Account has a balance of \$178,502.

4. Old Business: -up I

a. ARC Guidelines: The ARC Guidelines are silent on the construction of carports on owner's property. The Chairwoman of the ARC requested that the Board make a decision as to whether carports would be allowed. After discussion the Board decided that the construction of carports would not be allowed and requested that the ARC guidelines be amended to reflect the decision.

b. The Highlands Clubhouse at Lake Margaret: Ms. Yeager presented a recap of the issues discussed at the April 17, 2019 special meeting convened to discuss the management of the Highlands Clubhouse.

c. Electronic Directory: The electronic directory of residents of the Highlands Community will be added to the community webpage. Those members who have registered will receive an email with the password and instructions on how to access the directory.

5. New Business: The tennis courts adjacent to the swimming pool have been closed due to deterioration of the surface making it unsafe to use the courts. The courts will be repaired and reopened in the future, although no date has yet been established.

6. Member Voice: (Eleven (11) members of the community were present.)

a. Mr. Camporini made a presentation requesting that the Board again review his appeal to the ARC recommendations concerning the fencing and other issues concerning his application for an in-ground swimming pool. Mr. Cullather repeated the Board's position to uphold the recommendations of the ARC and denied Mr. Campoini's appeal.

7. Executive Session: Mr. Cullather made a motion to move to Executive Session to discuss legal matters, alleged violations and review of easement request, at 7:12 PM, seconded by Mr. Donegan, and approved by unanimous vote. At 7:25 PM Mr. Cullather made a motion to return to open session, seconded by Mr. Davis and approved unanimous vote.

- a. Mr. Cullather made a motion to inform Mr. Camporini that as he has retained counsel, the Board will defer any inquiries of the matter to our attorney, seconded by Mr. Donegan, and approved by unanimous vote.
- b. Ms. Yeager was directed to send a follow-up letter to the home owner requesting that the violation be resolved.
- c. The proposed easement presented by the Developer will be referred to our attorney for his review and advice.

The next meeting of the Board of Directors will be July 10. 2019 at the Castleberry Room at The Reserve at 6:30.

Respectfully submitted:

Brian K. Davis, Secretary

The Highlands Home Owners Association