

The Highlands Board of Directors Meeting
July 10, 2019
Castleberry Room at The Reserve

1. Meeting Call to Order: The meeting was called to order at 6:32 PM by the President, Mr. Cullather. Quorum was established with Directors Mr. Matt Cullather, Mr. Shawn Gitlin, Mr. Bill Donegan and Mr. Brian Davis present. Ms. Yeager of ACS West was also present.

2. Approval of the Minutes: The minutes of the Special Meeting of the Board from April 21, 2019 and the regular Board meeting of May 21, 2019 were read. Mr. Donegan made the motion to approve both sets of minutes, seconded by Mr. Gitlin. Both sets of minutes were approved by unanimous vote.

3. Reports:

President: Mr. Cullather made the following comments:

a. The new lights on the playground/pavilion area have been installed and are operational. Ms. Yeager was requested to touch base with the contractors to ensure that the areas marked with red plastic fencing were completed and returned to their natural state.

b. The tennis courts are still closed, and will remain closed until the Developer, who owns the courts, undertakes the needed repairs.

c. The Board is considering the placement of animal waste collection stations throughout the neighborhood to assist with proper disposal of animal waste.

d. The annual meeting for the Homeowners Association will be September 30, 2019.

Treasurer: The Treasurer reported that the Operating Account stands at \$240,940 and the Reserve Accounts stands at \$195,929.

4. Old Business: The Chairperson of the ARC reported that the Committee is reviewing the entire packets of rules and regulations for the ARC and will present a completed copy at a future board meeting for review and approval by the Board.

5. New Business:

a. Maintenance of Path in Glen Kilchurn II. The pathway has been deeded to the Home Owner's Association. Estate Maintenance, the common area maintenance contractor has agreed to maintain the path.

6. Member Voice: (Twelve (12) members of the community attended the meeting)

a. Lights at the Clubhouse at Lake Margaret. The Developer has submitted a plan to increase/install additional lighting in the area. The plan is currently awaiting approval by the County. Ms. Yeager will follow-up with the County.

Mr. Cullather made the motion to move to Executive Session, seconded by Mr. Davis, at 7:02 PM. Mr. Gitlin made the motion to move to open session, seconded by Mr. Donegan at 7:35 PM.

7. a. Ms. Yeager was requested to contact the Developer and request that safety rails on the step be installed so that the courts can be reopened.

b. Ms. Yeager was requested to send follow-up letters to those homeowners who

have not yet made corrections to previously noted violations or to provide additional information pertaining to prior approvals for which current documentation is not available.

Mr. Cullather made the motion to adjourn the meeting, seconded by Mr. Davis and the meeting was adjourned at 7:38 PM. The next meeting is scheduled for Monday, September 16, 2019 at 4:00 PM in the Old Clubhouse.

Respectfully submitted:

Brian K. Davis

Secretary, The Highlands Home Owners Association