

Approved - The Highlands Board of Directors Meeting

March 15, 2021

Location: The Reserve

1. Meeting Call to Order: The meeting was called to order at 6:02 PM, by the President, Mr. Matt Cullather. Quorum was established with Directors Mr. Matt Cullather, Mr. Shawn Gitlin and Mr. Bill Donegan and Mr. Rob Laurent present. Ms. Yeager and Mr. King, of ACS, were also present.
2. Approval of the Minutes: The minutes of the Board meeting of August 3rd, 2020 were read. Mr. Cullather made the motion to approve the minutes as read, which was seconded by Mr. Donegan. The minutes were approved by unanimous vote.
3. Reports:
 - a) President: The pool owners have notified the BOD that they have entered into an agreement with Swim RVA to manage the pool during the summer 2021 season.
 - b) Treasurer: The Treasurer reported that the Operating Account holds \$203,862.42 and the Reserve Account holds \$303,281.42
 - c) Developer: (Not present for meeting)
4. Old Business:
 - a) Clubhouse at Lake Margaret: The BOD discussed the rental fee is only applicable if a member reserves the clubhouse for a private function. Any member is able to use the clubhouse without a fee if it is open to others for use.
 - b) Gazebo roof replacement. ACS will request pricing from other roofing contractors and provide options to the BOD.
5. New Business:
 - a) ARC Membership: Mr. Cullather made a motion to approve new ARC member. Mr. Laurent seconded and approved by unanimous vote.
 - b) ARC Guideline amendments. Mr. Cullather made a motion to approve the edits to the ARC guidelines regarding hot tubs and firepits. Mr. Laurent seconded and approved by unanimous vote. Mr. Laurent made a motion to accept the ARC changes regarding building permit requirements as part of the homeowner application. Mr. Cullather seconded and approved by unanimous vote. Mr. Laurent made a motion to accept the ARC specifications regarding chicken coops. The motion was passed with three members in favor and one member against.
6. Member Voice: (7 members of the community were present)
 - a) Pool. A member asked about the pool dues for this year. The BOD was unaware of the cost.
 - b) Quarry. A member asked about if the BOD had a position on the blast from the nearby quarry. The BOD did not have a position on the matter.

7. Executive Session: Mr. Cullather made the motion to move to Executive Session at 6:59 PM to discuss legal items, seconded by Mr. Gitlin. Motion approved by unanimous vote. Mr. Cullather made the motion to move to Open Session at 7:28 PM, seconded by Mr. Gitlin and approved by unanimous vote.

8. Motions from Executive Session: None

9. Adjournment: The meeting was adjourned at 7:31 PM by unanimous vote. The next meeting of the Board is scheduled for May 26, 2020 at 6:30 PM at The Reserve.

Respectfully submitted:

Rob Laurent

Secretary, Highlands Homeowners Association