

Approved - The Highlands Board of Directors Meeting

May 26, 2021

Location: The Reserve

1. Meeting Call to Order: The meeting was called to order at 6:04 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 March 15 were read. Mr. Laurent 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: Morrow Energy provided a presentation about their proposed gas processing plant at the Shoosmith Landfill.
 - b) Treasurer: The Treasurer reported that the Operating Account holds \$315,304.97 and the Reserve Account holds \$303,334.79
 - c) Developer: (Not present for meeting)
4. Old Business:
 - a) Gazebo roof replacement. ACS will request pricing from other roofing contractors and provide options to the BOD.
5. New Business:
 - a) Notice of Meetings. The BOD discussed if updating the signboards in the entrance of the neighborhood was still needed if the meeting was posted on the HOA website. The consensus was that the BOD secretary would continue posting meeting notices to the signboards.
 - b) ARC Guideline amendments. Mr. Cullather made a motion to approve the edits to the ARC guidelines and website. Mr. Laurent seconded and approved by unanimous vote.
6. Member Voice: (12 members of the community were present)
 - a) A member asked who is responsible for trailers parked in the street. Ms. Yeager responded that the county was responsible, not the HOA.
 - b) Common areas. A member discussed the need for the common area on Amara drive to be included in the ground's maintenance.
7. Executive Session: Mr. Cullather made the motion to move to Executive Session at 7:21 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 8:16 PM, seconded by Mr. Gitlin and approved by unanimous vote.
8. Motions from Executive Session: The BOD directed ACS West to inform the homeowner on Dunollie Drive sixty days to repair exterior violations.

9. Adjournment: The meeting was adjourned at 8:21 PM by unanimous vote. The next meeting of the Board is scheduled for July 14, 2021 at 6:30 PM at The Reserve.

Respectfully submitted:

Rob Laurent

Secretary, Highlands Homeowners Association