

## Approved - The Highlands Board of Directors Meeting

July 14, 2021

Location: The Reserve

1. Meeting Call to Order: The meeting was called to order at 6:01 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 May 26 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: Nothing to report
  - b) Treasurer: The Treasurer reported that the Operating Account holds \$151,700.25 and the Reserve Account holds \$453,406.04
  - c) Developer: (Not present for meeting)
4. Old Business:
  - a) Gazebo roof replacement. ACS West is reviewing proposals to replace the gazebo roof.
  - b) Security at Lake Margret Clubhouse. The BOD has directed ACS West to obtain quotes for security cameras and keyless locks.
5. New Business:
  - a) Neighborhood access path at Glen Kilchurn and Capernwray Dr. The BOD discussed the intent of the gravel path connecting Capernwray to the neighborhood at Glen Kilchurn Dr. Residents on Capernwray voiced their concern regarding the "Pedestrian Only" sign posted on the trail. Capernwray residents are requesting the BOD allow golf carts on the trail in order to access the golf course from within the neighborhood. The BOD agreed to allow golf carts, bicycles, and pedestrians on the trail and directed the removal of the sign. The BOD requested the Grounds Committee look at installing plants along the trail to improve the aesthetics.
  - b) ARC Appointment. The ARC nominated Kim Dembrosky to fill a vacant seat on the committee. Mr. Gitlin made a motion to approve Ms. Dembrosky's appointment, the motion was seconded by Mr. Cullather and approved by unanimous vote.
6. Member Voice: (7 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 7:05 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: The BOD directed ACS West to get a status on pending litigation with the Developer.

9. Adjournment: The meeting was adjourned at 7:31 PM by unanimous vote. The next meeting of the Board is scheduled for August 30, 2021 at 6:00 PM at The Reserve.

Respectfully submitted:

Rob Laurent

Secretary, Highlands Homeowners Association