

Approved - The Highlands Board of Directors Meeting

February 15, 2022

Location: The Reserve

1. Meeting Call to Order: The meeting was called to order at 6:35 PM, by the President, Mr. Matt Cullather. Quorum was established with Directors Mr. Matt Cullather, Mr. Shawn Gitlin, Mr. Bill Donegan and Mr. Rob Laurent present. Ms. Yeager and Mr. King, of ACS, were also present.
2. Member Voice: (7 members of the community were present)
 - a) A member of the ARC committee provided the following comments for the Board to consider:
 - i. Including denial of request for ARC member to speak directly with the Board's attorney regarding a homeowner's conditional use permit
 - ii. The developer to ensure builders are in ARC compliance prior to selling home to new homeowner
 - iii. Reconsider having woodpiles in ARC regulation
 - iv. Show date changes in ARC regulations
 - b) A homeowner requested the Board consider improving trail access and entrance at the Lake Margret and Capernwray entrances.
3. Approval of the Minutes: The Jan 10, 2022 meeting minutes were approved by unanimous vote.
4. Reports:
 - a) President: Nothing new to report.
 - b) Treasurer: The Treasurer reported that the Operating Account holds \$19,758.14 and the Reserve Account holds \$330,481.68
 - c) Grounds Committee: (Not present for meeting)
 - d) ARC: Nothing to report
 - e) Developer: (Not present for meeting)
5. Old Business:
 - a) Tree removal in nature trail: The Board to review contract options during executive session
 - b) Glen Kilchurn/Capernwray walking path: The Board to review contract options during executive session
 - c) Reserve Study: No discussion due to January decision to push study to summer of 2022 to include future HOA properties
6. New Business:
 - a) Annual Meeting: Planning tabled until summer meeting
 - b) Response to ARC questions regarding conditional use permits: The ARC Chairperson expressed disappointment with the Board's decision not to allow the ARC Chairperson to discuss conditional use permits directly with the Board's attorney. Mr. Laurent and Mrs. Yeager explained that the decision was based on the limited information that the ARC would share with the Board regarding the issue. Mr. Laurent stated that county dwelling permits were not within the scope of the ARC's scope of authority.
7. Executive Session: Mr. Cullather made the motion to move to Executive Session at 7:51 PM to discuss legal items, seconded by Mr. Gitlin, the motion approved by unanimous vote. Mr. Cullather made the motion to move to Open Session at 7:15 PM, seconded by Mr. Gitlin and approved by unanimous vote.
8. Motions from Executive Session:
 - a) Mr. Cullather made the motion to dismiss an architectural violation of a homeowner on 74XX Arabella . Mr. Gitlin provided a second, all were in favor.

- b) Mr. Cullather made the motion to approve contract with D. Vauter Tree for \$4300 to remove in-place of trees on nature trail at the playground complex. Mr. Gitlin provided a second, all were in favor.
- c) Mr. Cullather made the motion to approve contract with Angel's Paving for \$7950 to pave connecting trail on Capernwray at Glen Kilchurn. Mr. Gitlin provided a second, all were in favor.
- d) Mr. Laurent made a motion to approve the settlement offer with Developer regarding the lawsuit over the pool complex. Mr. Cullather provided a second, all were in favor.

9. Adjournment: The meeting was adjourned at 8:02 PM by unanimous vote.

Respectfully submitted:

Rob Laurent

Secretary, Highlands Homeowners Association