

Approved - The Highlands Board of Directors Meeting

May 12, 2022

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. Rob Laurent present. Ms. Yeager and Mr. King, of ACS, and the Board's attorney, Mr. Andrew Elmore, were also present.
2. Approval of the Minutes: The Feb 15, 2022 meeting minutes were approved by unanimous vote.
3. Reports:
 - a) President: The HOA acquired the Pool and Tennis complex from the Developer based on a settlement of a lawsuit. The terms of the agreement were a purchase price of \$500K with the Developer paying \$650 to the HOA per lot for all new lots sold within the community.
 - b) Treasurer: The Treasurer reported that the Operating Account holds \$407,649.96 and the Reserve Account holds \$309,731.34
 - c) Grounds Committee: The Grounds Committee chair provided an update on grounds improvements and a proposal to improve the entrance on Capernwray.
 - d) ARC: The ARC Chairperson, Mr. Hans Pfitzer provided an update on the implementation of a digital project application tool and the various improvements that it offered to homeowners.
 - e) Developer: (Not present for meeting)
4. Old Business:
 - a) Reserve Study: A motion to approve a Reserve Study in the amount of \$2600 was approved by unanimous vote.
 - b) Nomination Committee: The following members were appointed to the Nomination Committee by unanimous vote: Mr. Bill Donegan, Tony Watkins, Debbie Reed, Brian Lambiotte, and Shiree Parnell.
 - c) Annual Meeting: The Annual Meeting date is scheduled for September 26, 2022.
5. New Business:
 - a) Member Voice Guidelines: The guidelines to limit member voice to two minutes per resident, no profanity or name calling was approved by unanimous vote
 - b) Lake Maintenance: The Board discussed the need to have an expert provide a report on the algae in the pond with a quote to remediate the algae bloom. The decision to defer the remediation until need was made by unanimous vote.
 - c) Website Maintenance: The Board discussed the need to improve the website, Board and Committee email accounts. ACS West will solicit options for the Board to consider during the next meeting.
 - d) Policy Resolution 6 and ARC Guideline Changes: At the recommendation of the ARC, the Board approved, by unanimous vote, the recall of policy resolution 6 which allowed the ARC to appoint temporary members to the committee and reference within the ARC Regulations.
 - e) ARC Appointments: The Board approved Mr. Hans Pfitzer and Mr. Frank Plummer to the ARC Committee with two year terms.
 - f) Pool Committee Appointment: The Board approved by unanimous vote the appointment of Mrs. Arnkia Hoover to Pool Committee Chairperson for a two year term.
 - g) Association Complaint: Mr Andrew Elmore provided a legal explanation as to the merits of a complaint by several residents as to a referendum to vote on the purchase of the pool complex in 2018. Mr. Elmore explained as to why the referendum to vote was beyond the timeframe allowed and how the settlement of the lawsuit was within the legal limits of the Board to decide without a vote of the membership.
6. Member Voice: (67 members of the community signed into the meeting)

- a) Multiple members voiced their support of the Board's decision to settle the lawsuit with the developer.
- b) Several members voiced their opposition of the pool acquisition.
- c) One member discussed the need to repair the pickleball courts now that the HOA owns the pool and tennis complex.

7. Executive Session: Mr. Cullather made the motion to move to Executive Session at 7:37 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 7:55 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 Regalia Dr. . Mr. Gitlin provided a second, all were in favor. ACS will provide homeowner with letter of dismissal.
- b) Mr. Cullather made the motion to dismiss an architectural violation of a homeowner on Sidlaw Hills Dr.. . Mr. Gitlin provided a second, all were in favor. ACS will provide homeowner with letter of dismissal.
- c) Mr. Laurent made a motion to have Mr. Elmore respond to the attorney of two members who were parties to the complaint made about the pool referendum, all were in favor.

9. Adjournment: The meeting was adjourned at 8:00 PM by unanimous vote.

Respectfully submitted:

Rob Laurent

Secretary, Highlands Homeowners Association