

Approved- The Highlands Board of Directors Meeting

June 15, 2022

Location: The Reserve

1. Meeting Call to Order: The meeting was called to order at 6:32 PM, by the President, Mr. Matt Cullather. Quorum was established with Directors Mr. Matt Cullather, Mr. Shawn Gitlin, Bill Donegan, and Mr. Rob Laurent present. Ms. Yeager and Mr. King, of ACS, were also present.
2. Approval of the Minutes: The May 12, 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. The HOA refinanced the original loan from the developer with First Community Bank.
  - b) Treasurer: The Treasurer reported that the Operating Account holds \$197,353.62 and the Reserve Account holds \$414,109.21
  - c) 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.
  - d) Developer: (Not present for meeting)
  - e) Nomination Committee: The Nomination Committee is still seeking volunteers to consider running for one of the four open Board seats this September.
4. Old Business:
  - a) Website Maintenance: No discussion on matter and tabled until next meeting.
5. New Business:
  - a) Boat Ramp: The Board members voiced support to repair and/or replace existing boat ramp on Highland Glen Dr. The Board directed ACS West to obtain multiple quotes to repair or replace. Mr. Laurent explained the need to reestablish a Lake Committee for the HOA. Mr. Laurent would reach out to several homeowners who may be interested.
  - b) The Board voted to appoint Darriel Prestegaard to a 2.5 year term to the ARC
6. Member Voice: (25 members of the community signed into the meeting)
7. Executive Session: Mr. Cullather made the motion to move to Executive Session at 7:04 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 7:26 PM, seconded by Mr. Gitlin and approved by unanimous vote.
8. Motions from Executive Session:
  - a) Mr. Cullather made the motion to approve a previously denied ARC application for a homeowner on Killycrom Dr. . Mr. Gitlin provided a second, all were in favor. ACS will provide homeowner with letter of dismissal.
9. Adjournment: The meeting was adjourned at 7:30 PM by unanimous vote.

Respectfully submitted:

Rob Laurent

Secretary, Highlands Homeowners Association