

Draft - The Highlands Board of Directors Meeting

August 8, 2022

Location: The Reserve

1. Meeting Call to Order: The meeting was called to order at 6:33 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 June 12, 2022 meeting minutes were approved by unanimous vote.
3. Reports:
 - a) President: Mr. Cullather explained the capital improvement amendment that would be presented to the membership during the annual meeting in Sept.
 - b) Treasurer: The Treasurer reported that the Operating Account holds \$81,466.36 and the Reserve Account holds \$540,488.54
 - c) ARC: (Not present for meeting)
 - d) Landscape: (Not present for meeting)
 - e) Developer: (Not present for meeting)
4. Old Business:
 - a) Website Maintenance: A motion was made by Mr. Laurent and passed by unanimous vote to defer website upgrade project to new board.
 - b) Boat ramp: A motion was made by Mr. Gitlin and passed by unanimous vote to approve updated engineering drawings for a new boat ramp. ACS West has action.
 - c) Tennis court: Board directed ACS West to solicit additional quote for resurfacing.
5. New Business:
 - a) Lake Committee: The Board agreed to defer the establishment of a Lake Committee until after the annual meeting.
 - b) The Board voted to appoint Mr. Jim Hale to a 3 year term to the ARC
 - c) Pool and Tennis Complex: The Board agreed by unanimous vote to defer pool cameras, lighting, and all other pool complex improvements to the new Board.
6. Member Voice: (12 members of the community signed into the meeting)
7. Executive Session: Mr. Cullather made the motion to move to Executive Session at 7:18 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 7:51 PM, seconded by Mr. Gitlin and approved by unanimous vote.
8. Motions from Executive Session:
 - a) Mr. Cullather made the motion to direct ACS West to change the proposed capital contribution amendment to include a limit of two time the annual dues amount. Mr. Gitlin provided a second, all were in favor. ACS will provide homeowner with letter of dismissal.
 - b) Mr. Cullather made the motion to renew the cleaning contract for the clubhouse at LM.
9. Adjournment: The meeting was adjourned at 7:52 PM by unanimous vote.

Respectfully submitted:

Rob Laurent, Secretary, Highlands Homeowners Association