

January 19, 2023

Highlands BOD Meeting

6:00pm at The Reserve

Minutes:

- 1) Meeting called to order- John
- 2) Quorum established: all board members present; Sam King and Martha Yeager from ACS West present
- 3) October 6, 2022 board minutes unanimously approved
- 4) Old Business:
 - a. Boat ramp-John/ \$44k estimate, another estimate coming, new lake committee to be involved
 - b. Tennis Court-John/3 quotes to upgrade – Tabled until Reserve Study completed
 - c. Website-Ed-Current company unwilling to provide a test portal. ARC just went through a major transition. Still on our agenda.
 - d. Security Cameras-Ed/8400 property...test conducted with no activity other than Christmas lights. Estimates between 20 and 30k plus monthly fee to monitor. No good answer to a good fit for us yet. Ring Door System seems to be our best solution. Unanimously approved to use the Ring Door System.
 - e. 8400 Repairs-Sam...two issues still to be addressed. Major issues have been repaired.
 - f. Lake committee-Martha.. Rick Stayman and two other volunteers.
 - g. Dam certification-Martha.. We now have a two year certification. Some minor damage to be corrected.
 - h. Book library update-Ed.. local girl scout project.

- i. Title update-Martha... Our declaration covers the property whether the county has the easement recorded.
Anton...look at our insurance coverage vs liability.
- j. Video recording guidelines- Martha provided the guidelines and board directed her to have the attorney review and provide to the board by email.

5) New Business:

- a. ARC membership- two members Jim Hale -> Highlands ARC Vice Chairman and Darriel Prestegaard -> Highlands ARC Secretary for two years effective 11/17/22. Remove Connie from the committee. Unanimously approved.
- b. Email list for financials- John.. overall goal to post the financials through a portal. In the short term send interested Hos through email.
- c. BOD Mtg Dates.... 4/13/23, 7/13/23, 10/12/23
- d. Pool Contract- John... Soliciting quotes but swim metro is likely to be our provider this year. Chairs need to be repaired, power washing pool deck \$1800 includes sealing.
- e. Reserve Study Update should be provided in the next 30-45 days
- f. Irrigation update- 2023 contract unanimously approved
- g. Holiday decorations-Lynn Herman-Submit cost for new wreathes, storage is available. :Off site storage review.

6) Member Voice:

- a. Lacy- New committee to oversee all inground assets.
Develop a forward -looking plan.
- b. Kim- Financials very orderly. Do we have sufficient funds in our accounts to not run deficit spending. Funds approved to okay 1st quarter funding.

- 7) Executive Session: motion by Jim/2nd Tim to discuss alleged violation
 - a. Board directs ACSWEST TO handle the violation with our attorney.
- 8) Adjournment: at 7:38