

April 20, 2023

Highlands BOD Meeting

6:00pm at The Reserve

Minutes:

- 1) Meeting called to order- John
- 2) Quorum established: all board members present; Martha Yeager from ACS West present
- 3) January 19, 2023 board minutes unanimously approved
- 4) Committee reports
 - a. Landscaping Committee- Lacy- all identified work at new entrances has been done and paid for by the developer. Some beds to be turned into grass. Improvement at hole #9.
 - b. Pool Committee-
 - i. 2023 pool information-Jason
 1. Arnika has stepped down.
 2. Safety inspection- ongoing/to be complete by May 1.
 3. On track to open on time.
 - c. ARC – no report
 - d. Lake Committee – no participation

Old business:

Boat Ramp bids – Board has one bid and is awaiting one more bid.

Pickleball courts-

Install a screen on the pool side of the courts.

Request to paint the last court with pickleball lines.

Tennis Courts – Board unanimously approved the bid from World Class Courts. Martha to confirm pricing since over 6 months old.

Website portal-Ed The portal will be an extension of ACSWest systems.

Reserve Study-Martha- Draft has been completed and shared with the board. Set up a meeting to review the study.

Sign easement- John to sign and send to Carrie Coyner's office

New business-

Pool Budget- The budget is separate from the total budget. Board needs to approve.

Dock safety Quotes:

One quote of \$7'500/ looking for another quote. Use helping hands network.

Lake Margaret Changes:

Lauren Theobald has taken over the scheduling. Eventually we will go online.

Nominating Committee-

Gather three volunteers for the committee. Jim Hale

Complete this weekend. Submit names/canvas the community. Check the covenants.

Capital Contribution-Matt Cullather gave a presentation to revisit the Amendment which would allow the board to set the amount of the Capital Contribution on all sales collected at closing

Asset management Group-

Jim Hale to take the lead to establish the committee, establish the charter, send to neighbors.

Strategic Task force:

David Reeves- Strategic initiatives. Moved from a similar community to the Highlands. Multiple HOA experience and has learned a lot about how to manage future needs, covenants, etc. David was a member of the strategic planning steering team in his previous community. Recommended that the board establish a steering committee to establish a plan. Board voted unanimously to proceed with Jim Hale as the board representative.

Member voice:

Members in attendance had the opportunity to address the board.

Executive Session: Motion made and seconded to go into executive session to meet/consult with HOA attorney Andrew Elmore, passed unanimously.

Open Session: Motion made and seconded to authorize Andrew Elmore to draft a letter for Board approval regarding a legal issue.

5) Adjournment: at 7:54