

THE HIGHLANDS BOARD OF DIRECTORS MEETING
7/13/23
Castleberry Room at the Reserve
6:00pm

Agenda

- I. Welcome and call to order/Establish Quorum
- II. Approval of the Minutes- Minutes approved by unanimous vote.
- III. Treasurer's Report- Jenee- see report
- IV. Committee Reports
 - a. Landscaping Committee -update by Lacy Gray
 - b. Pool Committee -update by Julie Hunt- Developing 3 year budget plan/highlighted the National Night Out plans for 8/1.
 - c. ARC Committee -update by Hans- Introduced Cheryl Erbach as a new committee member/ the committee has a 10 day response time for new projects. Motioned by Tim and seconded by Ed to approve Cheryl for a three year term. Motion passed unanimously.
 - d. Strategic Planning Committee- update by David- Charter/scope of work have been written/committee to initially focus on reviewing by-laws and covenants for upgrades.
- V. Old Business
 - a. Boat Ramp Update -Sam- Have two estimates one estimate for \$44k/and one for \$40K - Table
 - b. Tennis Court Update-Sam- resurfacing should begin the first week of August.
 - c. Website Maintenance Update-Ed-transition plan from SmartWeba to Enumerate portal/seeking volunteers to test/will be a slow roll out with testing and surveys.
 - d. Pool Business
 - i. Budget-John-Will present the final numbers at the annual meeting/ expect to make \$20-30k this year.
 - ii. Vandalism Update-Ed-still unresolved
 - e. Nominating Committee-Jim- one volunteer for the committee
 - f. Amendment for Capital Contribution for all Sales-Matt- presented the same data that was shared during our second quarter meeting and will continue to share with homeowners in every forum when invited by the board.
- VI. New Business

- a. Approve Committees and Committee Charters as Submitted-Jim-presented the recommendation from the Asset Management Group BOD requested that committee chairs to approve charters/Jim to follow up with the responsible individuals.
- b. Approve Reserve Study- John-Tim motioned and Jim seconded to approve study with small changes. Motioned passed.
- c. Annual Meeting September 19th – need to fill 2 vacancies
- d. Board reviewed Gazebo repairs, John motioned to approve First Class Contracting to make the repairs per their estimate, Ed seconded. Motion passed 4-1 with Jim as the dissent.

VII. Member Voice

VIII. Executive Session: Judicial Hearing Motion by John, seconded by Ed to go into Executive session to have a judicial hearing. Motion passed

IX. Motion to come out of executive session by Jim, seconded by Tim. Motion passed. Board directed ACS West, Inc to provide an extension until December 31st for the owner to cure the violation.

X. Adjournment -8:26