

THE HIGHLANDS BOARD OF DIRECTORS MEETING
1/23/24
Castleberry Room at the Reserve
6:00pm

Agenda

- I. Welcome and call to order/Establish Quorum mtg- 6:00 pm
- II. Approval of the October Board Meeting -unanimous approval
- III. President's Report- no report
- IV. Treasurer's Report- see report
- V. Management Report
 - a. Basketball court and soccer goals- We have one quote-soccer-\$6500/basketball-\$38,000.
 - b. Entrances- met with developer rep- entrance on Cattail road-our liability ends at the end of the island. Broken irrigation cost will be reimbursed by the developer.
 - c. 8400 HVAC units' repair- have three quotes from two contractors. One reasonable and two very high. David-the board should consider the possibility of a geothermal solution- The board authorized David/Phil to get quotes.
- VI. Committee Reports
 - a. Landscaping Committee -Lacy- Provided highlights of work that is planned for this year. Working with VDOT to repair sidewalks; reducing some mulch beds; working with Barksdale to ensure that the entrance conforms with existing entrances; no plans for tot lot. Three item items on reserve for 2023 should not be done.
 - b. Pool Committee -Julie- working with Swim Metro; they have completed the closing items; furniture ordered in Oct. Will ping the supplier in March to determine if the delivery is on schedule; second order to be submitted in October; Swim Metro to work on the pedestal replacement- we do not have firm cost for this work; still working on the contract for this year; mailer to go out again this year; working with social committee to include

everything that is planned; replicate it on the website; working new software to replace Cell badge to include guest passes; the snack shack needs a volunteer or we need to pay someone; looking for bids to redo bathrooms. Elliott- how about swim at on risk? Ed- take it to lawyer to get a legal position.

- c. ARC Committee-Jim- have one project/20 days to process.
- d. Strategic Planning Committee-David-see attachment. No decision on amendments; Attorney advised that the suggested amendment can be done...must be taken to the membership; committee's recommendation is to do the upfront work- John to call George to discuss. David- there is additional land available at the end of Lake Margaret. We suggest that no new annexation be allowed. Second item- What is left to be developed in the master plan. County planner says that the Buckrudy community is ready to go. One of the conditions in the approval is that there will be only one entrance. The remaining land adjoins the Glen Kilchurn extension. Ask George or his representative to attend a board meeting to discuss future plans.
- e. Social Committee-No report.
- f. Lakes & Trails Committee-Fred-see Fred's attachment. A boat slide is recommended. They are being used throughout Virginia; could be installed over the current ramp. Sam to work with Fred/Rick to put together a proposal and cost/timing. Sam to get three bids.
- g. Clubhouse Committee-Phil- looked at pickle ball courts and have a path forward, doing periodic assessments, has forwarded recaps to the board. Where are we going with the 8400 building? Ed-we want a written contract from the vendor. Must include a workmanship guarantee. Phil/Sam to gets engineering firm to provide solutions to the problem. Need ok to get estimates for the last page.

VII. Old Business

- a. Website Maintenance Update-Ed-Shifted the website- Mark Fetty did a great job.

- b. Pool furniture [second purchase]- October-
- c. Security Alarm Update-Ed-about \$3010 worth of new equipment. Going with a system that will integrate with our system.

VIII. New Business

- a. Basketball Court Proposals-tabled
- b. Cattail / Lake Margaret 2 Landscaping Plan-
- c. HVAC proposals

IX. Member Voice

X. Executive Session: if necessary

XI. Adjournment Adjourned at 7:39