

THE HIGHLANDS BOARD OF DIRECTORS MEETING-Minutes  
10/12/23  
Castleberry Room at the Reserve  
6:00pm

Agenda

- I. Welcome and call to order/Establish Quorum- 6:03
- II. Approval of the July Regular Board Meeting and August Special Meeting- Unanimous approval
- III. Election of Officers (Motion keep officers the same) -Unanimous approved
- IV. Jim and Jenee- Choose Terms (3 years or 2 years)-Jenee to complete her two year term/ Jim to serve for three years.
- V. President's Report-John- Work on the Gazebo is complete.
- VI. Treasurer's Report- see attached
- VII. Committee Reports
  - a. Landscaping Committee – Lacy- up lighting – ½ the lights are out- Have vendor that is willing to sign a contract.
    - i. Electrical issue at 8400
    - ii. Sidewalk issue
    - iii. 3 items on the reserve study-pavilion at the tot lot roof.
    - iv. Big grill is gone
  - b. Pool Committee -Julie
    - i. Pool closing-
      1. Waiting on pool cover-Swim Metro will install.
      2. Diving board issue to be addressed.
      3. Water damage on walls
      4. Replacement of furniture-We are dealing with 20 year old furniture, more tables and chairs needed. Total to replace everything \$71,73.40. recommend that we split the cost over 2 years. A canopy needs to be replaced. No salvage value for furniture. Storing correctly will be a key.
  - c. ARC Committee
    - i. The average number to days to respond to new projects is 12 days.
  - d. Social Committee-
    - i. Fall Festival planning is going well.
    - ii. Storage unit on Ironbridge Rd. Larger items in the storage unit. Paying about 1000/yr.
    - iii. Send a welcome package.

- iv. Matt would sponsor an event every six months for new residents.  
The board agrees to hold the event one hour prior to the spring and fall board meetings.

- e. Other Committees

VIII. Old Business

- a. Website Maintenance Update – Ed
- b. Dock/Gazebo Safety Update – Sam
- c. Approve Revised Reserve Study – John- still working on the final. To be finalized next week.

IX. New Business

- a. 2024 Budget Approved, Annual Amount Approved, and Due Date Approved.
- b. 2024 Board Meeting Schedule- 1/18,4/16,6/6,9/18/10/10
- c. Pavilion Reservation – How Managed-first come first serve, on website
- d. Approve Strategic Committee Members
- e. Approve Proposal from Strategic Committee-approved- David Reeves-
  - i. Status of reviewing governing documents
  - ii. Prioritized items that need to be changed, revised or removed.
  - iii. Priority items- see committee notes.
    - 1. Change covenants to address developer rights vs the HOA.  
John- agree in theory., but more should be considered.
    - 2. Were declarant's rights transferred to the board in 2004?
    - 3. Was Lake Margaret conveyed to the HOA in 2004?
    - 4. No meetings have taken place.
- f. Approve Committee Chairperson for Clubhouse Committee-
  - i. Unanimous approval- Phil Allen will chair the committee.

X. Executive Session: if necessary-Homeowner concern- Chandon Place

XI. Adjournment -8:07 pm