

THE HIGHLANDS BOARD OF DIRECTORS MEETING MINUTES
4/18/24
Castleberry Room at the Reserve 6:00pm

Agenda

- I. Welcome and call to order/Establish Quorum
- II. Approval of the January 23rd Board Meeting Minutes- approved
- III. President's Report- N/A
- IV. Treasurer's Report-Jenee- bal- \$128,688-Reserve \$1m plus
- V. Management's Report- No report
- VI. Committee Reports
 - a. Landscaping Committee -Lacy- All beds for this year are complete except one. Sending a survey to get h/o feedback. See Lacy's report on the HOA website. Courts tabled. Shanley entrance, Reached agreement with Barksdale on correcting irrigation issues in section two LM. Shanley entrance- recommend that we accept the deed.
 - b. Pool Committee -Leah- registration has begun- new furniture has been delivered. Diving Board stands are being repaired. Open house 5/19. 158 members signed up so far, food truck a few days every week. Len and Sue will run the snack shack.
 - c. ARC Committee
 - d. Strategic Planning Committee-David-Still working on the annual meeting recommendation. Concern is that George might annex another neighborhood. Recommend that we table the committee's recommendation until we have the votes to amend the Declaration. 2K is the estimated total build-out. Review recommendation next April. The Declaration does not afford the Association the ability to restrict Declarant rights.
 - e. Social Committee-Kathryn- Easter egg hunt 90 kids, Yard sale 5/4, 5/31 free ice cream, 7/4 parade. New H/O get together in the spring and fall.
 - f. Lakes & Trails Committee-Fred- see report on HOA website. Dam safety certification, LM easement, bridge over second branch at least four years

out. 2nd tier project-2030. Boat access project- Motion to approve Harbour Dredge to renovate the boat ramp for \$52,850.00. Seconded. Motion voted and accepted by the board.

- g. Clubhouse Committee-Elliott-Pickleball- Fence on two sides, windscreens- recommendation of an estimate of \$22k including the door, windscreens and new higher fencing. Elliott to send another estimate to the board for vote. Wrenches needed and committee is still researching. Court repair-still waiting for response from original contractor. Several contractors have stated that the foundation is unstable and estimated 150k to remove and replace the courts. ACSW to get an estimate for the core sample. Signs- agree to a sign saying tennis/pickle board only. ACSW to work with committee regarding wording. 8400 bldg.- water infiltration issue-inside solution, estimate \$14.K by JES. Nothing immediate at this time. Table for further discussion. Deep clean everything. Upstairs- need structural engineer to certify what we can do with the opening for the stairs. ACS West to follow up. LM window shades-Approved. Screened porch-needs cleaning ACSW to schedule. Entire report on HOA website

VII. Old Business

- a. Boat Ramp Update – see above

VIII. New Business

- a. Pickleball court additional work – no new update at this time
- b. 8400 building repairs – see above
- c. Pool recycling program – Board declined to sign, but did ask ASCW to get a bid to increase the fenced area around the current trash dumpster to accommodate the recycling dumpster.

IX. Member Voice

- X. Executive Session: if necessary

XI. Adjournment -7:34

Next meeting scheduled: June 6th, 2024