

THE HIGHLANDS BOARD OF DIRECTORS MEETING

1/9/25

Castleberry Room at the Reserve 6:00pm

Agenda

- I. Welcome and call to order/Establish Quorum-6:
- II. Approval of the October 10th Board Meeting Minutes-Unanimously approved
- III. President's Report-NA
- IV. Treasurer's Report-
- V. Management Report- Sam King/ACS West-
 - a. Met with Alex, from Emerson Companies, on builder's lots that need to be mowed, removal of the concrete barriers on Amara Drive, and storage containers removal
 - . Remove sign at Glen Kilchurn Dr.
 - . Emerson to tap into our sprinkler system at Buck Rudy.
 - . Added cleats to boat ramp.
 - . Tables at tot lot to be bolted down.
 - . LM has some issues with window screens, completed.
 - . New signs to be installed at Highlands lake..
 - . Valves not working at the dam. -Sam to follow-up
 - . Fire ant inspection done and are being addressed. The state will remediate the issue free of charge to the homeowner.
 - . 8400 Building-started looking at the list. An engineer that will be working on the removal of the stairway will get back to us this month.
- VI. Committee Reports

- a. Landscaping Committee -Lacy- 2024 recap and a 2025 plan- everything within our budget. Looking for a low-cost supplier for mulch. Still working on replacing junipers when appropriate. Committee member assigned to work on fire ant issue. No major things planned for 2025. Emerson has built a trail at Buck Rudy, but we do know why. The entrance at Lake Margaret Dr is dark and not clearly marked. Sam to investigate the county installing a light.
- b. Pool Committee -na Sam to follow up on broken benches and have them removed.
- c. ARC Committee -Cheryl Erbach will become co-chair. Fred Lecke reported that trash cans are being left on driveways/no fencing around HVAC units and/trailer parking violations. Sam to contact DR Horton.
- d. Strategic Planning Committee-Lynn- refer to meeting notes, Recommend that David Reeves be the project manager for the 8400 stairway and hole. The board unanimously approved.
- e. Social Committee-No report
- f. Lakes & Trails Committee-Fred/ Sam working to get rid of downed trees on the Swift Creek trail. Looking into the health of the lakes. Will provide a summary of the comprehensive report at the April meeting.
- g. Clubhouse Committee-No report

VII. Old Business

- a. Dam work continues – Major items completed
- b. 8400 building repairs – pool upgrades underway

VIII. New Business

- a. Enlarging the Lake Margaret Clubhouse parking lot -Board to discuss proposals during executive session.
- b. Trail project with Scouts – pending- Mark Fetty to lead the tree removal project at the Swift Creek trail.
- c. Jenee's resignation- The board accepted her resignation and thanked Jenee for her service.
- d. The board voted by unanimous consent to welcome Toni Lee-Andrews as our new Treasurer. Toni's term will begin on 2/1/25.

IX. Member Voice-None

X. Executive Session: 6:46- Reviewed contracts for paving the Lake Margaret clubhouse parking lot.. Three estimates were submitted and Total Asphalt's estimate was approved. Sam will administer the contract. Total Asphalt will provide a cost to seal and stripe the existing parking lot. Unanimous approval.
. 6:58 out of executive session.

XI. Adjoured -6:59

Next meeting scheduled: April 10th, 2025.