

**THE HIGHLANDS BOARD OF DIRECTORS MEETING MINUTES**  
**4/10/25**  
**Castleberry Room at the Reserve 6:00pm**

**Agenda**

- I. Welcome and call to order/Establish Quorum-6:04 pm**
- II. Approval of the January 9th Board Meeting Minutes- unanimous approval**
- III. President's Report- N/A**
- IV. Treasurer's Report-Toni- Operating balance- \$196,452-Reserve balance - \$1,101,841**
- V. Management's Report- Sam- Lake Margaret clubhouse parking lot installed on left side of building. Pool – contracted replacing the awnings; met with contractors and pool committee on pool house renovations, have bids for review by the board. 8400 building – met with contractors for replacing roof, replacing gutters, repair and repaint siding on building and pool mechanical building. Have bids on those as well for review by board.**
- VI. Committee Reports**
  - a. Landscaping Committee -Lacy- submitted report and discussed Fire Ants reporting to county to end in May. No longer funding the project.**
  - b. Pool Committee – Confirmed awning purchase, discussed pool renovations to bathrooms and snack bar in regards to the meetings with contractors. Requested to donate the old pool furniture for removal from the pool. Approved.**

- c. **ARC Committee -Cheryl-** reported ARCs are moving well, still trying to close out the old completed projects. Waiting on owner's to finalize the completed projects.
- d. **Strategic Planning Committee-David-** Discussed the process of the 8400 building stair removal and floor installation project. Waiting on permits at this time.
- e. **Social Committee- Catherine** announced the upcoming events in the community. May 3<sup>rd</sup> is the community yard sale; May 30<sup>th</sup> is KONA ice at the pool parking lot = free to owners; July 4<sup>th</sup> parade being planned; October 11<sup>th</sup> the committee wants to stage a car show and have coffee; December 5<sup>th</sup> or 7<sup>th</sup> planning the Holiday Mingle.
- f. **Lakes & Trails Committee-Fred-** No report
- g. **Clubhouse Committee-** No report.

## **VII. Old Business**

- a. **Dam work continues – Working on EAP, Certificate.**
- b. **Pool repair estimates -Received bids from contractors**
  - i. **Board approved the contractor for pool renovations to be SquareFoot providing they would provide porta johns if the bathrooms were not operational by May 24<sup>th</sup> and tile selection.**
- c. **Power box installed at the pavilion for security**

## **VIII. New Business**

- a. **8400 building repairs – New repairs scheduled to upgrade**
  - i. **Roof/Gutters – Tabled at this time**
  - ii. **Siding repaired and painted – Tabled at this time**

## **IX. Member Voice- None**

**X. Executive Session: NA**

**XI. Adjourned- 7:05 pm**

**Next meeting scheduled: June 12th, 2025**