

THE HIGHLANDS BOARD OF DIRECTORS MEETING

10/9/25

Main Room following the annual meeting at the Reserve

Agenda

- I. Welcome and call to order at 7:03 pm/Established Quorum
 - II. Approval of the June 12th, 2025 Board Meeting Minutes-Unanimous approval
 - III. President's Report-Refer to the 9/24. Lacy Gray and David Reeves were recognized as volunteers of the year.
 - IV. Election results- John Theobald,, Toni Lee-Andrews and Sarah Vanlandingham were the top three vote recipients and will serve on the BOD.
 - V. Meeting adjourned- 7:14 pm
-
- I. Meeting reconvened and called to order-:7:15 pm
 - II. Approval of September 24, 2025 Board Meeting Minutes- Unanimous Apptoval.
 - III. Presidents report- looking forward to basketball court
 - IV. Treasurer- Toni – see handout
 - V. Sam, management report
 - Pool project- significant work completed
 - Still have to do some painting- getting bids
 - Sealing parking lot
 - Have estimates and the lot will be closed for three days.
 - Working with David on other projects.
 - Working on replacing some signs.
 - Big list on signage-still looking at best deals..
 - VI. Landscaping- Kathy
 - Mulch bed project is being rotated
 - Entrance program- replace junipers with nandina.
 - Working on a plan to address Cattail damage
 - Working Buc Rudy entrance plan
 - Replace signs at sub entrances-look at a phased approach
 - Requesting \$40k for 2026
-
- Pool
- Lengthy renovations

Snack bar operations-good process
Moving to bi-weekly mortgage payments

- VI. ARC
 - Over 300 project request have been processed this year
- VII. SPC-David
 - Furniture for 8400- asking for a not ton exceed \$15k approval.
 - Motion approved by board
 - Open houses provided good feedback-like LM
 - Work with the lm team
 - Access control- Sam and David to work on and interim solution
 - Governing documents-not making much progress.
 - The next window redo covenants will be 2032. Committee recommends that the board have a conversation as to best practice solution.
 - 57 acre track of land on woodpecker/capernwray way- committee recommends that the board should discuss first right of refusal for the Highlands. We have no capacity to expand.
- VIII. Social Committee- coffee and cars 9-11 this Saturday. Bounce house for kids, food trucks
 - Lakes and Trails-see Fred's report
 - Dam-2 year certification submitted/need emergency action plan.
 - Need to understand the damage that could be done to our property if the nash road dam breaks. Cheryl-the dam will withstand 26" of rain over 24 hours.
- IX. Starting the budget review process.
- X. Motion to approve the 8400 Highland Glen Drive parking lot resealing project-\$13,572 -motion carried.
- XI. Member comments:
 - Bill Connely- Thankful for all of the volunteers. Special recognition of the work of the landscaping committee
 - Jim Glaser- kids on gas powered and electric bikes on sidewalks- they swear and threaten. What can be done. Sam-the problem is if they are on the street it becomes a police issue.
 - Sarah-secretary, Toni-Treasurer, Jim-Director, John-President, Tim-Vice President, Sarah-Secretary.

Next meeting scheduled: January 8th, 2026. Meeting adjourned-8:15

