

Highlands Subdivision HOA Board of Directors Special Meeting
August 15, 2018 – 7:00PM-9:00PM – 2424 S. Walnut St. – Bloomington, IN 47401

Minutes of the Meeting

I. Call to Order/Roll Call

Vice President Adam Blazak called the meeting to order at 7:00 pm. Directors present: Adam Blazak, Dan Brown, and Cindi Livingston.

II. Homeowner Open Forum. Homeowners Phil Argenti, Clark and Vicky Sorenson attended the meeting.

III. Approval of Minutes from Previous Meeting.

Cindi Livingston motioned to approve meeting minutes from 7/03/2018. Adam Blazak seconded; all in favor.

IV. New Business

a) **Fall Community Sale (9/15).** Per discussion, it was agreed upon that official time would be 8-4, homeowners can choose to close up early at their discretion. Cindi Livingston motioned that we instruct Tempo to place ads with Herald-Times and Indiana Daily Student and authorize funds up to \$100 for this purpose. Adam Blazak seconded; all in favor. Following discussion Dan Brown motioned that we authorize the funds for a dumpster to be placed for homeowner use following the same procedures used during the spring community sale. Cindi Livingston will contact K & S to make arrangements and update the Board with details via email. Adam Blazak seconded; all in favor.

b) **Fall Social Event.** The Communications & Engagement Committee propose a fall social event be held as follows: “Block Party” style cookout/pitch in from 5p-7p on 9/15 following the community sale, with request that Board authorize up to \$150 for hot dogs/buns, condiments, plates, napkins. Volunteers will provide grills, homeowners to bring personal beverages and optionally a side dish or dessert. Following discussion, Cindi Livingston motioned to support this event with the proposed details, authorize funds up to \$150 and authorize funds for a mowing of Lot 135 for the event. Adam Blazak seconded; all in favor.

c) Current & Future HOA Priorities.

1. Adam Blazak opened discussion with an overview of current HOA general funds as well as estimated expenses for the remainder of the year; overall an estimated surplus of approximately \$8000.00 should be present at the end of the year.

2. Open discussion of short and long term goals. Items suggested and discussed include further uses of Lot 135 once ownership has been confirmed, additional entrance type signage on Lot 135, Rockport entrance lighting repair as a priority, updating entrance sign to replace Beazer Homes text with website, and suggestions from the Communication & Engagement Committee of a “little library” and/or community bulletin board, possibly with volunteer assistance such as a school shop class or Boy Scout troop.

3. Annual Meeting planning/details, mailing of homeowner meeting notice. Adam Blazak & Cindi Livingston will coordinate to create the mailing, stamps/address labels to be requested from Tempo, and Communication & Engagement Committee has volunteered to physically prepare the mailing.

4. Utilization of Attorney. Discussed intention to schedule the included two-hour local meeting with Attorney as well as need for further information on next steps involved in delinquent assessment collections. Noted that the Service Contract is up for renewal. Adam Blazak will email a proposal for ‘action taken without meeting’ to confirm approval for renewal of service contract as this was not included on tonight’s agenda.

5. Follow up on HOA Trail refresh. Jim Batcho has offered to attend a meeting and answer any questions. Adam Blazak will contact him and arrange.

6. Website/email domain will be up for renewal. Homeowner Phil Argenti noted that we may qualify to switch to Google non-profit; Adam Blazak to seek further information.

7. Board Member/Volunteer recruiting needs.

d) Architectural Approval Requests.

1. Hedge. Reviewed and approved. Cindi Livingston motioned; Adam Blazak seconded, all in favor.
2. Basketball Goal. Plat map still needed for final review and approval.
3. Fence. Reviewed, conditional approval pending receipt of signed Good Neighbor form. Cindi Livingston motioned, Adam Blazak seconded; all in favor.

e) Homeowner Observations.

1. It was noted that a homeowner instigated contacting Monroe County regarding removal of dead Ash trees and some were removed, but stumps remaining. The homeowner is looking at information on stump removal which may be submitted to the Board for assistance with communication to other homeowners.
2. It was discussed as general information that there is a family or group of foxes that have been observed in certain areas of the neighborhood.

V. Adjournment. Adam Blazak adjourned the meeting at 8:58 pm.

Minutes recorded by: Cindi Livingston

DATE: 8/31/2018

Minutes approved by: Adam Blazak

DATE: 9/04/2018

Dan Brown

Davorin Skender