

Highlands Subdivision HOA Board of Directors Regular Meeting
September 8, 2021 – 7:00PM-9:00PM – Virtual Meeting
Minutes of the Meeting

I. Call to Order/Roll Call

President Kevin Campbell called the meeting to order at 7:02 via virtual meeting. All Directors present.

II. Approval of Minutes from Previous Meeting.

Approved meeting minutes from 08/11/2021 Regular Meeting, electronically submitted by Secretary Cindi Livingston and reviewed by all Board Members. Kevin Campbell motioned, Phil Argenti seconded; all in favor.

III. Homeowner Open Forum.

No homeowners present.

IV. Reports of Officers

- a) **President.** Kevin noted that Batcho completed trimming along Wickens. On the trail they should be spreading aggregate and completing final debris clean up this week from the earlier work. Kevin noted that several street and sidewalk repairs seem to have been completed by county; additional have been reported by homeowners.
- b) **Vice-President.** Ameer submitted prospective about sign to traffic commission, but they are not having meeting this month; will be on agenda next month.
- c) **Treasurer.** Phil has not received monthly report from Tempo yet, will review and share when received. He will begin a preliminary budget for 2022 to be discussed in October, prior to November Annual Meeting. Phil indicated he would be finishing 2021 out with the Board and would assist with transitioning a new treasurer but would not be continuing in 2022.

V. Open Business

a) **Open Enforcement Issues.**

- 1. 2020-13: demand letter request sent to attorney; response requested third letter, Kevin sending copies
- 2. 2020-12: demand letter request sent to attorney, response requested third letter, Kevin sending copies
- 3. 2021-5: Kevin replied to email regarding sunroom but have not heard back
- 4. 2021-12: letter sent to Tempo to send this week.

5. 2021-8: Kevin was working on volunteers but has not had any further progress. Talked to some volunteers that previously helped looked and indicate they believe it needs professional assistance. Kevin to consult Greg about next steps as this home as this been an ongoing issue from not just the past two years containing the formal observation process but beforehand, numerous complaints have been received. Kevin will try to take some pictures that can be included with the communication
6. 2021-16: thinned, trimmed, reduced height of bamboo overgrowth. Will leave open until next month to see if this is sufficient in rainy weather.
7. 2021-18: animal rescue allegations. Kevin will send a 'please clarify' letter containing pet CCR information and asking for response.
8. Fire-affected Homes. The home now owned by a realtor seems to have semi-regular maintenance and is not currently an overgrowth issue. Second home now has commenced demolition and regular construction progress. Third home is getting lots of overgrowth especially to rear; the neighbors were helping but are unable to keep up with it. Kevin to request Tempo make a follow-up official phone call reminding them they need to keep the property maintained. Owners are trying to sell the lot but have not received any appropriate offers.

- b) **Trail Refresh Update.** As noted in President's report above.
- c) **Virtual Meeting Account.** Have not been able to confirm as we are still looking for website information so that we can have all billed together. Ameer will search for previous receipts in Vice President email box now that he has access to it.
- d) **2021 Dues Update.** No update this month, will review next update and discuss status at October meeting.
- e) **Annexation Update.** Phil reported that he attempted to attend the first September public hearing and it was extremely unorganized; it was moved to virtual with almost no notice. Vast majority of attendees were angry and not in favor. A second and third meeting were held, and one area was removed but does not affect our location. The council will vote on 9/15. At this point there is nothing further we can do other than communicate the information that after the vote people can remonstrate if the vote is in favor.
- f) **Speed Control Sign.** Speed Control Update noted in Vice President's report. We need county approval to place in right of way, but all expense is ours. Cost reasonable to invest in one if approved and see if it helps.
- g) **Fall Community Sale**-proceeding this Saturday. K&S will deliver dumpster Thursday. Kevin will email volunteers to monitor and will try to pay attention as well. They will bill through Tempo.

- h) **Fall Food Truck Social**-have only received one full confirmation. Will follow up with Kona Ice Saturday in person and will call to follow up on one sent emails already. Kevin has the tent and will prepare materials.

VI. New Business

a) Architectural Requests.

1. Solar Panels. Reviewed and approved. (2021-9)
2. Replace wooden fence with chain link in same dimensions, neighbor consent included. Kevin Campbell reviewed in person. Phil Argenti motioned, Kevin Campbell seconded, all in favor. (2021-12)
3. Paint front door/new color. Reviewed, Phil Argenti motioned, Kevin Campbell seconded; all in favor. (2021-13)
4. Play set. Reviewed, Cindi Livingston motioned to approve conditionally with note that it cannot be concrete mounted per the current submission, and they realize they may need to shift position if it interferes with drainage. Phil Argenti seconded; all in favor. (2021-14)

i) Homeowner Observations.

1. Large porch being built, no request received. Kevin will prepare letter asking for request and send to Tempo for immediate sending.

j) **CCR Amendment Voting.** Kevin will bring paperwork to food truck social and discuss with attendees. Will prepare a form/notice to include in annual meeting notice.

k) **Blood Drive**-Phil will reach out to Batchelor heights and see if clubhouse is available coming up for a fall event.

l) **Other Business.** Kevin Campbell will contact Tempo to send annual notice and CCR info/voting form in last week of September to arrive by 10/10, to meet required 30-day notice. Moved October meeting to 10/20 due to fall breaks.

VII. Adjournment. Kevin Campbell adjourned the meeting at 8:46 pm.

Minutes submitted by: Cindi Livingston

DATE: 10/18/2021

Minutes approved by: Kevin Campbell

DATE: 10/20/2021

Phil Argenti

Ameer Beitvashahi