

Highlands Subdivision HOA Board of Directors Regular Meeting
December 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 7:00 via virtual meeting. Kevin Campbell, Cindi Livingston, and Ameer Beitvashahi were present.

II. Approval of Minutes from Previous Meeting.

Tabled approval of 11/3/2021 Regular Meeting minutes and 11/10/2021 Annual Meeting minutes until next meeting as Ameer was not present at Annual Meeting and Phil is not present tonight.

III. Homeowner Open Forum.

Homeowners present to discuss architectural request. Reviewed and discussed. Ameer Beitvashahi motioned, Cindi Livingston seconded; all in favor. Approved small side deck for shed due to layout and access of corner lot. (2021-19)

IV. Reports of Officers

- a) **Vice-President.** There were delivery issues with the speed limit sign due to receiving address difficulties, this has been resolved, it should arrive soon to Tempo address.

- b) **President.** Kevin Campbell presented financials in the absence of Phil Argenti. December financials had a lot of annual billings which resulted in being over budget for the month, but we are within full year budget. We still have 22 homeowners with outstanding dues greater than \$100. Regarding the overgrown shrubbery near the Wickens roundabout, Batcho will trim at the cost of \$250 for one time; we will authorize this time for safety reasons as the yield and part of the roundabout is not visible. Kevin will follow up with Tom Winger to discuss ownership and responsibility in the future. Kevin Campbell motioned, Ameer Beitvashahi seconded; all in favor. Kevin noted he had also followed up with Jim Wray again who is supposed to be in touch with County regarding Glasgow section. Kevin suggested we have Tempo send financials to all officers until treasurer is replaced, all in agreement.

V. Open Business

a) **Open Enforcement Issues.**

- 1. Tempo reached out to the property owners for the open lots from fire; one change of address received so will re-send; one no response. Third home in progress; shingles installed; windows had to be covered as windows are delayed, work may not progress further until March due to supply chain

issues. Kevin will ask if construction dumpster can be removed until it begins again so less impediment to traffic and snow removal.

2. 2021-20: RV in drive has been moved. Still have vehicles parked in rear lot.
3. 2021-1: received response requesting meeting regarding fence issues. Will set up virtual meeting.
4. 2021-21: School bus. Contacted sheriff to request it be visited/tagged but they require specific home. We are unsure of this & will continue to research.

VI. New Business

a) Architectural Requests.

1. Stone veneer to replace siding on front façade. Reviewed form and pictures. Cindi Livingston motioned, Kevin Campbell seconded; all in favor. (2021-20)
2. Fence request-deferred for further information. Need clarification of positioning in relation to property line and may need form from neighbors if it is right on or adjacent to property line. (2021-21)
3. See above in Homeowner Forum. (2021-19)

b) Homeowner Observations.

1. Fence newly painted gray to match the house, fence is past rear foundation as well. Determined fence has been in place for many years so line will not be addressed; but gray paint is new. Home appears to be in selling process. Kevin Campbell to contact realtor and/or homeowner; ask for fence color to be restored to a natural wood color stain or equivalent. (2021-22)
2. Fence built with no request and forward of rear foundation. Ameer to send Tempo info for first violation letter. (2021-23)

- c) Annual Mailing.** Discussed dates for mailing and invoice as well as contents of packet: dues notice, budget for 2022, 2021 financial summary, letter from Board, and call for volunteers/officers. Packet to be reviewed and confirmed at January 12, 2022 meeting and provide to Tempo for mailing. Due date to be 60 days from mailing date.

VII. Adjournment. Kevin Campbell adjourned the meeting at 8:30 pm.

Minutes submitted by: Cindi Livingston

DATE: 1/11/2022

Minutes approved by: Kevin Campbell

DATE: 1/12/2022

Ameer Beitvashahi

Cindi Livingston