

**Highlands Subdivision HOA Board of Directors Regular Meeting**  
**March 9, 2022 – 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. Prospective Board Member Terrick Beitvashahi was also present for his second meeting.

**II. Approval of Minutes from Previous Meeting.**

Approved meeting minutes from Regular Board Meeting 2/09/2022, electronically submitted by Secretary Cindi Livingston and reviewed by all Board Members. Kevin Campbell motioned, Ameer Beitvashahi seconded; all in favor.

**III. Homeowner Open Forum.**

Two homeowners and one prospective homeowner present.

**IV. Reports of Officers**

- a) **Vice-President.** Ameer Beitvashahi indicated he had held off on contacting the Monroe Co. Traffic Commission regarding additional speed measures, as he thought it would be more productive if we could provide a collection of data from the soon to be installed solar speed sign. Kevin and Cindi agreed this was a good idea.
- b) **(Acting) Treasurer.** Cindi Livingston discussed that about 1/3 of dues or approximately \$17,000 has been paid so far for 2022, ~17,000, with about 2 weeks left to the initial due date. Overdue dues past 90 days total are ~\$4700, 23 homes; 6 homes are over \$300. Overall, we are in the black versus budget currently, with few expenses for January and February. The financial audit expenses should be coming in soon and Kevin indicated he would follow up with Tempo on those.
- c) **President.** Kevin indicated the check from the county on the land involved in the Fullerton Pike Corridor project has been received by Tempo and is being deposited, will be included in income for next month. Kevin noted that he had followed up with a homeowner who had emailed regarding property lines; some stakes were from our common area survey, but additional had been added by County in relation to Fullerton project which resulted in confusion. Secondly discussed drainage/erosion issue at rear of homeowner's property, appears to be at junction with the nearby farm property. Advised them to document with pictures and contact County/City as it clearly a drainage issue from their installation. Kevin also noted that attorney representative Candy handling collections has a list of homes they are working with,

some are duplicated on Tempo's list. Asked Tempo to make a comparison and touch base with Candy and confirm/clarify and let us know so we can act on any needed.

## **V. Open Business**

### **a) Open Enforcement Issues.**

1. 2021-17. Resolved. They submitted the post-request for fence and sunroom, we had discussed the exposed wood, and it was determined that it was treated cedar and as such would weather grey and end up matching the siding which was the concern with it being exposed.
2. 2021-18. Possible animal rescue. Second letter sent 2/9 with no response. Will request a demand letter requiring contact with the board be sent if no contact received by 3/15.
3. 2021-23. New fence forward without request and forward of foundation, letter sent 3/8. Will defer follow up until April meeting to allow response time.
4. 2022-5. Noise complaint, have been unable to verify with board member observation.
5. 2022-2. Repairs completed; debris moved to rear of house but not removed. Email Response states all occupants are family members and that cars are parked per county rules, noise and congestion has however decreased. Kevin to respond to email asking for debris to be removed at this point.

**b) Speed Control Update.** Tempo's maintenance company is going to install the sign. They will contact us to confirm when can occur so we can confirm exact location, they will also contact the call before you dig hotline.

## **VI. New Business**

**a) Pending Bills and Contracts.** Legal, Lawncare. May be a small pending legal fee for email inquiry. City Lawncare has proposal for entrance area monthly maintenance. Cindi Livingston motioned to approve pending confirmation that the quoted amount covers both sign beds as well as confirm what months this would apply too. Kevin Campbell seconded; all in favor. Kevin discussed that Tempo had reconfirmed Batcho contract, Kevin Campbell motioned that we allow this as in the past no other quotes have been more reasonable as well as they have been flexible and have familiarity with needed areas. Cindi Livingston seconded; all in favor.

- b) **HOA Board Positions.** After discussion of roles needed, Kevin Campbell motioned to appoint Terrick Beitvashahi to the Board, with Terrick then accepting the role of Treasurer. Cindi Livingston seconded; all in favor. Terrick will email his contact information to all; Kevin will set up a time they can get together and set up email access and other details. Terrick also volunteered to help with website maintenance and do a website cleanup. Additional possible volunteer observer would like to volunteer for tasks but not able to commit time to a Board position at present.
- c) **Architecture Requests.** No new requests.
- d) **New Homeowner Observations.** No New observations/violations.
- e) **2021 Tax Returns 2021.** Dave from Tempo will sign and authorize filing per usual.
- f) **Spring Food Truck Social.** Kevin Campbell will contact trucks to explore date of either April 19th or 26th, with back-ups of May 3 or 10 if they do not want to do either of those due to proximity to Little 500. Will wait to publish this until we get more feedback.
- g) **Spring Community Sale.** Confirm sale date of May 14th. Kevin Campbell will share on website; Cindi Livingston will publish on Facebook.

**VII. Adjournment.** Kevin Campbell adjourned the meeting at 8:51 pm.

Minutes submitted by: Cindi Livingston

DATE: 4/12/2022

Minutes approved by: Kevin Campbell

DATE: 4/13/2022

Ameer Beitvashahi

Cindi Livingston