

Highlands Subdivision HOA Board of Directors Regular Meeting
Wednesday, May 18th, 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, Ameer Beitvashahi, and Terrick Beitvashahi were present at the beginning of the meeting. Secretary Cindi Livingston joined at 7:35; Terrick Beitvashahi took notes prior to her arrival.

II. Approval of Minutes from Previous Meeting.

Approved meeting minutes from Regular Board Meeting 4/13/2022, 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.

No homeowners present

IV. Reports of Officers

- a) **Vice-President.** Confirmed the concrete has been poured and is curing for the speed signpost. Ashley at Tempo confirmed the bracket had been received and was ready to install when the post is ready.
- b) **Treasurer.** Approximately \$2000 in dues received since last report. Net positive to budget overall. Printing actual vs budget is over, will follow up as unsure how printing is billed for items such as letters mailing. Note added on this item per later email: Cindi confirmed that the contract includes mailings such as enforcement letters. Bulk mailings are billed additionally to cover printing, materials, and time spent on the large quantity. In the past we have been able to sometimes save some of these fees by preparing mailings ourselves in part but due to Covid restrictions and time constraints this has not been feasible, which is likely why the budget was underestimated vs previous.
- c) **President.** In addition to two sinkholes we had surveyed, additional sinkhole has developed on trail, about one hundred yards from kiosk behind a home. Emailed and requested response to county regarding how/why we are responsible for repairing drainage issues. Developers should have transferred responsibilities to county/city via by-laws and all areas were indicated to have been completed. Received a letter from Ashley that was sent to Tempo regarding dispute over brick retaining wall that is leaning. One owner requested that the expense to correct it be shared between the two properties but the second owner states it is not their problem. Recommendation will

be that they verify actual property lines, completing an official survey if needed, which would determine who is responsible for the repair. The HOA can suggest but cannot require them to split the cost of survey, the onus is on the complainant to verify.

V. Open Business

a) Open Enforcement Issues.

1. Ongoing issue with multiple violations and lack of response. The demand letter has been sent and received as the disabled vehicles have been removed and the shutters have been repaired. Debris and overgrowth remain and no communication from owners has been received as requested. Will follow up with Attorney regarding next steps. (2020-13)
2. Possible animal rescue, third letter was delayed but will be sent now. (2021-18)
3. No change to other issues currently.

b) **Speed Control Update.** As per Ameer's report, concrete is poured and curing. Next stage of installation ready to go as soon as it is ready, and weather cooperates.

c) **Spring Community Sale.** Sale completed this weekend. Community dumpster removed for emptying today and will be picked up once full for the second time.

d) **Spring Food Truck Social.** Difficulties in arranging. May need to postpone to summer or fall.

e) **Lawn Care Update.** Received notification from City Lawn (entrance area maintenance) that there would be a 5% fuel surcharge added to all invoices. Agreed that due to high fuel and supply costs this would be likely at all vendors/services.

f)

VI. New Business

a) **Architecture Requests.** None.

b) **Drain Repairs-Pending.** Although we are also waiting for further confirmation from city/county we will likely be responsible for debris cleanup regardless of repair purview (similar to homeowners being responsible for mowing/maintaining portions of their property that are county right of way. Kevin Campbell motioned to get quote from Batcho for cleaning debris to see if that corrects the issue, Ameer Beitvashahi

seconded, all in favor.

c) **Trail Sinkhole Repair.** Motioned to authorize Batcho to fill this in during officer report.

d) **New Observations/Violations.**

1. Drainage concerns due to neighbor pushing dirt against outside of fence and adding landscaping bricks that interrupt drainage flow. Letter to be sent. (2022-9)

2. Ongoing noise concerns including after 10:00PM. Letter to be sent and will suggest homeowner contact Sheriff's non-emergency line for issues after 10:00PM as well as this is a violation of county code. (2022-10).

e) Homeowner Inquiry regarding CCR Amendments. Cindi Livingston responded to email that we are in process of conferring with Attorney to verify process as we have not been asked about a homeowner-instigated amendment prior.

f) Other Business. Batchelor clubhouse. Discussed information received upon Kevin, Ameer, and Terrick's visit to the clubhouse. Will email representative with further questions and discuss during June meeting.

VII. Adjournment. Kevin Campbell adjourned the meeting at 9:52pm.

Minutes submitted by: Cindi Livingston

DATE: 6/03/2022

Minutes approved by: Kevin Campbell

DATE: 06/08/2022

Ameer Beitvashahi

Terrick Beitvashahi