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The Annual Meeting of the HRHOA membership was held on Monday, March 12, 2018 in Founders Hall with a capacity audience in attendance. Prior to the meeting being called to order Joe Pace of J&P Properties gave a status report of the golf courses and the undergoing renovations at Paradise Grille. Ronnie Carter, resident and local realtor gave a presentation on the local real estate market.

The business meeting was called to order at 4:30 by Vice President Pat Shine. The Pledge of Allegiance was led by Gary Nielson. Board members present were Willie Faye Myers, Pat Shine, Dale Huffman, Rick Nicholson, Gary Nielson, and Walt Chevillet. Ron Robinett was absent, excused, recovering from recent surgery.

Birdy Whitehouse, Property Manager of HRH reported on the status of repairs in the aftermath of hurricane Irma. A financial report of HRH for 2017 was emailed to all residents and a copy is attached to these minutes. Construction on a new HRH maintenance building will begin this month. HRH purchased the [www.highlandsridge.com](http://www.highlandsridge.com) website and has contracted a webmaster to assist with the design, format, etc.

Secretary report. W F Myers asked if there were any additions or corrections to the minutes of the 2017 Annual Meeting which had been posted on the Founders Hall bulletin board and emailed to all Board members. There being none, Gary Nielson made the motion to approve, seconded by Pat Shine, and voted by all in attendance to approve.

Treasury report. Dale Huffman presented the 2017 Financial Report.

Income

Membership assessments.	\$10,825.00
Interest income.	22.36
Other income.	54.75

Total Income.	\$10,902.11
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Expenses

Legal-Covenants.	\$ 3,366.67
Legal-consultation.	150.00
Officers & Directors Ins.	1,523.00
Printing/Mailing.	332.91
Annual Meeting costs.	365.93
Dues/Filings.	70.00
Equipment.	238.71

Total Expenses.	\$ 6,047.22
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Cash in Bank	\$44,509.86
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Total liabilities and contingency funds \$44,509.86

Motion to accept the report as presented by Gary Nielson, seconded by Rick Nicholson, and approved by those in attendance. 2017 Financial Report attached to these minutes.

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Architectural Committee Report. Rick Nicholson stated 6 approved applications, 1 for a well, 5 for home improvements (for the month of February 2018).

Home Maintenance. Gary Nielson reported (for the month of February 2018) one home on the North Course had home maintenance issue(s), not yet resolved.

Walt Chevillet announced that the HRHOA BOD will host a "Meet & Greet" on Thursday, March 29, at 6:30 pm at the North Course Tavern. Invitees include local realtors and builders, Chamber of Commerce members from Avon Park and Sebring, HR Golf course management, and HRH management. Our goal is get to know each other and to network for the benefit of our Community. The Board will report back to the Community the outcome/response from this event.

Unfinished Business.

Covenants Revision. During the past 12 months, Dale reported that several Covenants revision documents have been forwarded to Declarant, with a follow up after Declarant requested additional information. Once the additional information was submitted by Attorney Crow to the Declarant, no response has been received back from Declarant.

Paradise Grille Survey Report. Survey was sent to all HR residents. 50% return rate so far from HRHOA residents. Compilation will be prepared and results will be disseminated to all HR residents.

New Business. Vice President Pat expounded on the [www.highlandsridge.com](http://www.highlandsridge.com) website that Birdy announced earlier in the meeting. The website is primarily designed as a marketing tool for Highlands Ridge, and includes drop down menus for residents' activities and events.

Election Results. Ballots were counted by Sue Hover, Mary Jacobs, and Mary Ann Wick. Pat Shine announced that Dale Huffman, Nancy Owens, Dave Smith, and Willie Faye Myers have been elected to the 2018 Board, for a 2 year period.

Appreciation to outgoing Board members Ron Robinett and Gary Nielson by Pat Shine.

There being no further business to conduct, and no comments nor questions from the audience, Gary Nielson made a motion, seconded by Walt Chevillet to conclude the meeting. Meeting was adjourned by VP Pat Shine at 5:05 pm.

Respectfully submitted,

Willie Faye D Myers  
Secretary

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Meeting of the 2018 HRHOA Board of Directors was held immediately following the 2018 Annual Meeting for the purpose of electing officers and committee chairs.

Pat Shine-President  
Walt Chevillet-Vice President  
Willie Faye Myers-Secretary  
Nancy Owens-Assisting Secretary  
Dale Huffman-Treasurer

Rick Nicholson-ACC Chair  
Dave Smith-Covenant Compliance  
Communications-Willie Faye Myers

Our adopted Mission is to “maintain Community standards while improving quality of life for residents”.

Our goals: Bring back a full service restaurant to Highlands Ridge  
Add authority to the HOA via Covenants changes or ownership  
Continue to improve the quality of our golf courses  
Assist in establishing and maintaining a full spectrum website for Highlands Ridge  
Improve signage in and around Sebring and Avon Park  
Attract new residents to Highlands Ridge

Meeting adjourned at 5:55 pm.

W F Myers, Secretary