

President Ron Robinett called the meeting to order at 4pm in Founders Hall. Pledge of Allegiance was led by Gary Dobereiner. Roll call by W F Myers. All Board members, Gary Dobereiner, Dale Huffman, W F Myers, Rick Nicholson, Gary Nielson, Ron Robinett, and Pat Shine, were present.

Highlands Ridge Holdings Update. Birdy Whitehouse, Property Manager, was unable to attend. Ron Robinett reported on her behalf the following information. Permit for the HRH maintenance building has been granted by Swift Mud, now awaiting on final approval from Highlands County before construction begins.

Secretary Report. W F Myers noted that December 2017 HRHOA Board meeting minutes had been emailed to all Board members, corrections noted, and draft was posted on Founders Hall bulletin board and on the Highlands Ridge website. She moved that they be accepted as posted, seconded by Gary Nielson, and approved by the Board members.

Treasury Report. Dale Huffman reported \$10,825. received last year in assessments. One expense incurred in December 2017 of \$332.91 for mailing of 2018 assessment notices. The Board approved reimbursement to him for the expense. He then noted he has received the notice for liability insurance for the 2018 year's coverage, beginning on 01-23-2018. The policy provides one million dollars coverage and the premium is \$1580. (A 10% discount is offered for payment before the renewal date.) The Board approved payment to receive the discount. Total liabilities and contingency funds are \$44,150.99.

Architectural Committee Report. Gary Dobereiner reported for the month of December 2017, 3 applications were submitted and approved by the Committee and the Declarant. For the calendar year 2017, 48 applications were submitted, and all were approved.

Home Maintenance Report. Rick Nicholson reported one domestic animal complaint (cat not on a leash), which has been resolved.

Nominating committee. Pat Shine, chair, reported nominations will be accepted until the end of January. Preparation of the ballots for mailing will be done first week in February, to be ready for mailing by the middle of February, along with the notice for the Annual Meeting. Annual Meeting will be held on the 12th of March. Discussion was held as to whether to include Covenants Revisions documents with the Annual Meeting notice. Since we have not heard from Declarant's attorney, it was decided not to send any Covenants documents with the ballots/Annual Meeting notice.

Covenant Revisions. Dale Huffman reported that Declarant had requested more information on the revision requests that Mr Crow had sent to him. Mr Crow sent the additional requested information to the Declarant on November 14, 2017. It has been almost 2 months, and no reply has been received from the Declarant.

Communication Meeting. President Ron set up a communication meeting with representatives from all entities (HRH, J&P Properties, MCHOA, and HRHOA) in Highlands Ridge. Pat Shine reported that it will be an ongoing venture to discuss common issues. At the first meeting, three major items were discussed.

- 1) Signage. Sign on SR 17 near Powerline Road was destroyed during Hurricane Irma. There was an agreement that once it was determined the cost to replace the sign, if reasonable, all parties will contribute to the cost.
- 2) Discussion with Joe Pace regarding restaurant operations at The Tavern. He plans to keep The Tavern open for evening meals on Wednesdays and Fridays through April 2018. He will likely keep it open one night a week during the summer months. Regarding Paradise Grille, Joe has no plans to resume any operations there. He is willing to entertain a lease offer for the restaurant for a nominal amount.
- 3) Incorporating Crystal Lake (also owned by HRH) to use of eating facilities here to stimulate business at the restaurant and the golf courses. Gates will now be open until 7 on Wednesday evenings to encourage outside use of the restaurant.

Unfinished Business.

Pond Maintenance. Lon W Crow IV has provided his interpretation of pond ownership and maintenance. The document was provided to the Board members at the time of this meeting, so no discussion ensued. It will be discussed at the February meeting.

North Course entrance maintenance. Declarant has sent funds to Mr Willsey, and North Course entrance area has been mowed, as well as vacant lots. Pruning and landscaping at the North Course entrance has not been done.

New Business. None.

Audience Question and Comment period. No comments from audience.

Next Board meeting will be Monday, February 12, at 4pm in Founders Hall. Motion to adjourn made by Gary Dobereiner, seconded by Rick Nicholson. Meeting adjourned at 4:24 pm.

Respectfully submitted,

Willie Faye D Myers, Secretary

