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The HRHOA BOD held their monthly meeting on 10/15/2018. Meeting called to order at 4pm by President Pat Shine in Founders Hall.

Pledge of Allegiance led by Nancy Owens.

Roll call by Willie Faye Myers. Board members present: Walt Chevillet, Dale Huffman, Willie Faye Myers, Rick Nicholson, Nancy Owens, and Pat Shine.

Highlands Ridge Report. Birdy Whitehouse, Property Manager was unable to attend. Report read by Pat Shine. Sandblasting to clean sidewalks of common areas has begun, will be done in 3 phases. Golf Villa residents have been notified of chinch bugs damage to front yards. HRH has secured vendor to price and repair the damage. HRH still awaiting estimates for street signs replacement due to damage caused by hurricane Irma.

Secretary Report. Willie Faye Myers noted that minutes of September 10, 2018 were previously sent to all Board members electronically and available on [highlandsridge.com](http://highlandsridge.com) website, and if there were no corrections, that they be approved as received. Motion seconded by Nancy Owens, and approved by the Board.

Treasurer Report. Dale Huffman submitted the report of \$100.00 received in assessment income, \$2.13 in interest income, and -0- expenses incurred for September 2018. Total liabilities and contingency funds \$51,622.82. He motioned that the report be approved, seconded by Rick Nicholson, and approved by the Board.

Pat Shine nominated Gary Nielson to be an interim Board member due to the recently vacated position, until a permanent member can be selected. Motion seconded by Dale Huffman, and approved by the Board.

ACC Report. Rick Nicholson reported in September, 8 applications were approved. Running balance—7 have been completed, with eleven projects still open.

Covenants Compliance. Rick Nicholson reported one new issue reported, one issue resolved, 1 partially resolved, and 5 cases still outstanding. Comments from audience by Don Brown and Bart Bartholomew.

Nancy Owens gave an update on [highlandsridge.com](http://highlandsridge.com) website. President Pat, Nancy, and W F met with Birdy Whitehouse on 09/14. New site is up and running, very informative for residents. The Board would like to expand the site to include publicly marketing the Community to attract interest of prospective buyers/homeowners. The Board would like to see more commentary, photos of homes and grounds, and links to nearby points of interest. Birdy will convey our requests to HRH management.

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Update of sign at Hwy 17 and Powerline Road. Walt Chevillet updated us on moving forward with gathering informational data regarding signage. Ideal placement is the northeast corner of Powerline and SR17. He presented a drawing of the proposed sign with stacked stone columns, aluminum roof, and solar lighting panels. Proposed size is 4'X 8' with total dimension of 5'X 10' (framing). He has submitted the drawings to a vendor for an estimate. Information received will be forwarded to the benefactors of the project.

Discussion on standard process for Covenants Compliance. President Pat began with background information leading up to how handling Covenant Compliance issues have become a major function of the Board. When we had one owner, Sebring Land LTD, the Administration Office investigated and resolved complaints regarding these issues. In 2009, when the common areas were sold to HRH, there was a verbal agreement with Sebring Land and HRH for the Admin Office to continue the process. In 2014, circumstances led to Covenants Compliance issues to be managed by the HRHOA. The Covenants state that remedy to infractions can be made by the Homeowner, the Declarant, or the Board. The dialog dictates lawsuit as remedy. Board has requested the right from Declarant to institute fines and/or liens as a middle ground (before filing lawsuit). Declarant has not responded to this request. Rick Nicholson then presented a flow chart process draft for the Board's review. After reviewing, 3 changes were made (Declarant time frame notification, Homeowner time frame notification, and US mail notification to HO if no response within 48-72 hrs). Rick Nicholson motioned for the amended draft be approved for submission to attorney for review, seconded by Walt Chevillet, and the Board approved unanimously.

There being no further business nor comments from the audience, President Pat requested a second to his request for adjournment. Motion seconded by Gary Nielson. Meeting adjourned at 4:58 pm.

Respectfully Submitted,

Willie Faye D Myers  
Secretary

Next meeting to be Monday, November 12, 2018