

April 8, 2019

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The HRHOA Board of Directors met on April 8, 2019 in Founders Hall. President Pat Shine called the meeting to order at 4 o'clock pm. Gary Thompson led the Pledge of Allegiance. Roll call by Willie Faye Myers. Board members present were Dale Huffman, Willie Faye Myers, Nancy Owens, Pat Shine, Gary Thompson, and Pam Wick.

Pat Shine announced that Walt Chevillet has resigned from the Board. Dale Huffman introduced and nominated Ron Robinett to fill the unexpired term created by Walt's resignation. Pam Wick seconded the nomination. Pat called for discussion, Ron was then unanimously voted to the Board, and took a seat at the table.

Highlands Ridge Holdings Report. Birdy Whitehouse announced the following updates to the Community:

- 265 new chairs purchased for Founders Hall
- re-roofing of Gazebo
- 20 chairs ordered for Villa pool screened area
- 4 metal tables purchased for outside Founders Hall

The doors at Founders Hall will now require your amenities key for entry. Doors are no longer kept unlocked, except for designated functions.

Secretary Report. WF Myers stated the February 11, 2019 minutes were posted on the HR website, and had been distributed electronically to all Board members. She motioned if no corrections that they be approved as posted. Motion seconded by Nancy Owens, and approved.

Treasury Report. Dale Huffman reported for February & March 2019, \$2975. was received in assessment income and \$4.24 interest. Expenses— Becker Law Firm \$455.65 for Legal-Covenants charges.

Balance Sheet as of 03/31/2019:	Assets:	Cash in Bank	\$42,911.23
		Prepaid Legal	5,000.00
		CD Edward Jones	<u>10,000.00</u>
	Total Assets:		\$57,911.23
	Liabilities	Becker Law Firm	\$ 455.65
	Contingency Funds		\$57,455.58
	Total Liabilities and Contingency Funds		\$57,911.23

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2019 HRHOA Assessments not yet received (approximately 40) are now past due. Late notices will be billed to those who have not paid. Dale made a motion for acceptance of the report and payment of invoice to Becker Law Firm. Motion was seconded by Pam Wick, and report and expense payment were approved by the Board.

Architectural Committee update. Gary Thompson announced the associate members of his committee are John Johnson, John Ingram, Dave DeSchane, and Roger Brelinski. Outline of filing ACC application to project completion was presented to the Board, copy attached to the minutes. He stated that procedure for Architectural notifications to Declarant will now be in spreadsheet form and sent to Declarant on a quarterly basis (per Declarant's email to Rick Nicholson on 03/17/2018). For the months of February and March 2019, there were 23 Architectural applications submitted. 16 closed/completed, and 7 are still open.

Home Maintenance Update. Pam Wick reported
3953 Puma—landscaping/exterior maintenance—not yet resolved
4304 NC Lane—maintenance issue-not yet resolved
3153 Pebble Creek DR—burnt lawn—resolved by recent rains
3171 Pebble Creek DR—burnt lawn—resolved by recent rains
Birkdale/Fairway Vista corner—request to have blank sign removed—removed

Dog Station Maintenance at Birkdale DR turnaround. Gary Thompson advised residents are using Birkdale Drive to walk their dogs, but not picking up excrement. He has spoken with Birdy about putting a Dog Clean Up Station in the common area inside the turnaround. Birdy stated Lori Englert denied the request, as the Covenants state it is the residents' responsibility to clean up after their pets. It was noted that the Marina Cove Covenants has the same pick up after pet clause, and HRH does provide them with a Dog Clean Up Station.

Project to ensure all HRHOA members have Covenants. Gary Thompson met with Birdy in an effort to enable our members to have electronic access to the Covenants. She offered to send Covenants to the HRHOA; however, HRHOA doesn't have capability to store/send due to the volume content. Birdy will meet with realtors who participate in HR home sales and ask them to present buyers with a copy of the Covenants. It was suggested by Pam Wick that a copy of the Covenants be placed in the Library. This is an ongoing project for the Board to pursue to ensure all members of Highlands Ridge have access to the Covenants.

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Highlands Ridge Ambassador Program update. Nancy Owens spoke of the Board's primary mission of promoting Highlands Ridge. Working with HRH, a website has been created not only useful to residents, but provides information to outsiders looking to explore Highlands Ridge. The Board joined the Sebring Chamber of Commerce to give us visibility to newcomers to the area. Thirdly, she, Pam Wick and Gary Owens developed a trifold brochure that describes and showcases Highlands Ridge. They are available at the Chamber, and are being given to snowbirds to share with their northern neighbors and home golf courses. The fourth goal is to have signage re-established near the SR17 and Powerline Road intersection.

Highlands Ridge Gateway Project update. We will be pursuing an action to allow us to have billboard signage as Nancy previously stated. No HRHOA Treasury funds can be utilized for such a project. We are looking at ways to raise money in an effort to facilitate the project, along with Marina Cove and the Residents Council. Benefactors of the sign will also be asked to contribute.

There being no further business, Pat motioned that the meeting be adjourned, seconded by Nancy Owens. Dismissal was at 4:45 pm.

Respectfully submitted,

Willie Faye D Myers, Secretary