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President Pat Shine called the meeting to order at 4pm in Founders Hall. Pledge of Allegiance was led by Ron Robinett. Roll call—all Board members, Dale Huffman, W F Myers, Nancy Owens, Ron Robinett, Pat Shine, Gary Thompson, and Pam Wick were present.

Secretary Report. W F Myers stated the Minutes of the May 13, 2019 meeting were posted on the website, and transmitted electronically to all Board members. She moved that if no corrections, that they be approved as posted. Motion seconded by Pam Wick, and were approved by the Board.

Treasury Report. Dale Huffman reported

May through August 2019 assessment income —\$475.00, with \$7.11 interest.

May through August expenses- Covenants-\$1365.00 (Becker), Consultation-\$500. (Crow).

Total Assets— — \$57,853.66

Total Liabilities— — 1,865.00

He moved for acceptance of the report and payment of the invoices from Becker/Poliakoff and Lon W Crow IV. Motion was seconded by Gary Thompson & approved by the Board.

Highlands Ridge Holdings. Birdy Whitehouse, Property Manager, reported that use of the debris dumpster is being abused by residents. Only yard debris is to be placed in them. Consequences will occur if misuse of the bins continues.

—Status of the Golfside Villas sign—Birdy is getting estimates from vendors.

—Age restrictions of Highlands Ridge residents. HRHOA Board now has responsibility to periodically report to HUD with verification of residents' ages {including owner(s)/tenant(s)/occupant(s)}. Prospective buyers will also be subject to providing this information before the sale can occur. Regarding ages of prospective buyers, she recommended having Counsel prepare a letter to send to all real estate companies doing business in HR. Upon receipt from the title company of a pending closing, Birdy will forward the Estoppel Certificate to the HRHOA Treasurer to secure information for verification of occupancy.

ACC Report. Gary Thompson reported in 2nd quarter, 13 applications were received, and approved. All but 1 have been completed. Thus far in 3rd quarter, 16 requests have been received, approved, and all have been completed.

Home Maintenance Report. Pam Wick stated 19 complaints received during the summer period. 17 landscaping issues that have been resolved. Two unresolved issues.... 4295 North Course Lane-significant maintenance & roof issues, (owner deceased/house is now bank owned)

3234 Pebble Creek— owner has been sent 2 (unanswered) letters.

Comment from audience member regarding 4270 North Course Lane—-significant landscaping issues reported.

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HOA Responsibility Regarding Resident Age Restrictions.

Per Birdy's HRH report, it is the Board's responsibility to keep a record of all residents and their ages in all HOA phases (other than Marina Cove). This is not only for the above mentioned HUD/Fair Housing Act verification notification, but is to be compliant with the (more restrictive) Covenants. The Covenants' age limitation verbiage in Phases 4, 5, and 6A differs from the age limitation verbiage in Phases 6B, 7A, B, C and 8.

Regarding whether the Board or Counsel prepare the letter to those entities who engage in the marketing process of properties listed for sale in our Community, consensus was for Mr Crow to prepare the age restriction/limitation in our deed restricted Community. Dale Huffman will prepare a standard operating procedure draft for review at the October meeting for HRHOA requirements of name, age, and occupancy on the Estoppel Certificate.

New Residents to our Community. Currently, when new resident(s) move into the Community, they receive a HR Directory, a gate remote, and a packet including Highlands Ridge information (including map, phone numbers, etc). Glenn Guillemette, representing Paradise Pride, stated that their Committee currently makes contact with new golfers here. Nancy Owens will review what is currently being disseminated by HRH when new residents move in, and update the Board at the October meeting. At that time, we will discuss if and how to proceed with additional welcome contact with new residents.

Community fund raiser to improve Gateways to Highlands Ridge. Ron Robinett discussed means of raising funds to assist with projects to maintain and promote Highlands Ridge. Our foremost concern it to assist with the replacement of the sign destroyed near the intersection of Powerline Road and SR17. He suggested a Community fundraiser raffle sponsored by HRHOA and Marina Cove and administered by the Residents Council. Discussion was then held with audience participation of a raffle to raise money for Community projects. Contact will be made with Counsel regarding any unforeseen issues with this venture.

Covenants Amendment update. Pat informed those present that communication continues to be ongoing between Declarant's attorney (Clifford R Rhoades) and our HOA (Covenants) attorney, Steven Mezer. No current news to report.

There being no further business, President Pat adjourned the meeting at 5:17.

Respectfully submitted,

Willie Faye D Myers, Secretary

