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

Highlands Ridge Holdings Report. Birdy Whitehouse, Property Manager, was unable to attend. Pat relayed her comments that the landscaper will be coming to finalize the placement of the memorial bricks around the fountain at Founders Hall. RV lot rents have been increased as per prevailing rates in surrounding areas with RV rental parking facilities. Lori Englert, off site Manager for HRH will be on site this Wednesday, Oct 16. She has no plans to meet with either of the homeowner boards; any questions or comments to her can be submitted in writing.

Secretary Report. Willie Faye Myers stated the minutes of the September 9, 2019 meeting were electronically transmitted to all Board members, and submitted to the Administration Office for publication on the HR website. She motioned if there were no additions nor corrections, that they be approved as posted. Motion seconded by Pam Wick, and approved by the Board.

Treasury Report. Dale Huffman, Treasurer, reported \$125.00 in assessment income, and \$1.70 interest income. No expenses for the month of September. Total assets—\$56,115.36 and -0- liabilities. He moved for approval of the report, seconded by Gary Thompson, and approved by the Board. Dale then asked for input at next month's meeting from Board members for preparation of the 2020 budget. The \$10,000. six month CD purchased in April 2019 is up for renewal on October 28. Interest to be credited is \$120. Rate quoted for renewal period 1.8%. After discussion, Gary Thompson moved to roll over the principal and withdraw the interest as the Covenants do not dictate how interest can be allocated. These funds will be used for expenses that currently Board members are footing such as Chamber of Commerce dues, etc. Motion seconded by Nancy Owens, and approved by the Board.

Architectural Committee Report. Gary Thompson reported the Committee processed 18 requests in the 3rd quarter of 2019. To date, 6 applications have been received for the month of October. The majority of applications are for landscaping modifications and in home generator installations. He expressed thanks to HRH for updating the Golfside Villas signage.

Home Maintenance Report. Pam Wick noted 2 complaints received in the past month, both have been addressed.

Review of Attorney Crow's age restriction letter. Age restriction in HR Covenants is more stringent than age restriction in the HUD requirement in the Fair Housing Act. Board members met with Attorney Lon Crow IV. He prepared a letter for dissemination to a) homeowner sales (not involving a realtor), b) realtors involved in sales in our Community, and c) title companies. The Board reviewed legal counsel's letter, and felt it needed to be written in more simplified verbiage. A simplified version was produced. After discussion and modification, a revision letter will be sent back to Mr Crow for review, then the final copy will be sent to the above mentioned parties. A document will also be prepared for the Highlands County Register of Deeds so that when title searches occur for upcoming sales in Highlands Ridge, the information will be accessible and clear to prevent sales to ineligible buyer(s).

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Welcome Packet Update. Nancy Owens noted that when new residents move into Highlands Ridge, they receive a comprehensive Welcome to Highlands Ridge packet from the Administration Office. It includes HR Bylaws, phone numbers, activities, maintenance fees, facilities, and other relevant information pertaining to our Community. The HRHOA will include a welcome letter that notes the importance of the Covenants, our governing document. It will also clarify the Supplemental Declarations of the Covenants as they apply to homes in the different Phases of HR.

Process for Age Verification of new residents by Board. Dale prepared a "New Owner/Occupant Age Verification Process" draft for the Board's review. A copy is attached to the minutes on file. When a property is listed for sale, the closing attorney, real estate company, and/or owner are to be aware of the age restriction(s) applicable to new owner(s) and occupant(s). Presently, when a home is under contract for closing, the Board receives an Estoppel request from the title company and/or closing attorney. Per Dale's recommendation, once the new procedure is implemented, pertinent statistical information required by FHA/HUD for owner(s) and/or occupant(s) can be added as a requirement on our response form before a closing occurs.

Gateway projects at Altvater and Powerline Roads update. Entrance at Altvater has been mowed by GPA employee. Thanks to Paradise Pride and residents' physical labor and financial assistance, the lighting and irrigation have been repaired, and the shrubbery has been cultivated by a local landscaper. Regarding holding a raffle for funds to facilitate a new sign at the Powerline/SR 17 intersection, legal counsel advised a raffle would not be a feasible option to pursue. Discussion ensued of surveying HRHOA residents via Constant Contact of their opinion and willingness (or not) to financially support replacing the sign. Motion was made, seconded by Nancy Owens, to prepare a survey for emailing to members. Discussion with audience participation followed. Motion was passed to prepare and send a survey. Ron Robinett spoke on using CD interest to pay for incidental funds that aren't allowable from Treasury funds, i.e., landscaping maintenance at Altvater entrance, etc. He then made a motion, seconded by Dale, to purchase an additional \$10,000. one year CD with Treasury funds. Motion passed.

Covenants Amendment update. Conversation between Declarant attorney, Clifford Rhoades and Board attorney Steven Mezer is at a standstill, as Declarant is now silent. It was discussed and agreed unanimously to schedule a Board conference call with Mr Mezer to discuss options to reopen communication with Declarant.

There being no further business, meeting was adjourned at 5:10pm by President Pat.

Respectfully submitted,

Willie Faye D Myers, Secretary

Next Board meeting will be November 11, 2019 at 4pm in Founders Hall.

