



## *Highland Lakes Reserve*

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HLR Board of Directors Meeting

January 31, 2023

3:30 pm VIA ZOOM

### **Minutes**

#### **In Attendance:**

**Board: Dusty Johnson, Laz Martinez, Cardiff Brown, & Andrew Fells**

**Members: Rick Samuels, Linda Eveleth, Dena Gould, Kevin Bock, Cheryl Finnie, Stephanie Rosin, Craig Tromborg, Susan Towers, Joann Lanzisera, Donna Wasson, Gerardo Sepulveda, & Brittany Higgins**

**CAM: Linda Boring & Amanda Carnahan**

Call Board Meeting to Order: Dusty called to order at 3:33pm

Rules and Regulations Update: TJ Wohl addressed the section of the rules & regulations addressing "Pets" The two concerns with these documents were 1; dealing with public roads as the community's roads are private & the purchaser's have an easement to use the private roads within the community. Public roads would not allow you to put a "gate" on it or restrict access from anyone. The second concern being that the HOA could not adopt rules & regulations that conflict with city ordinances. Nothing submitted really has any bearing on the HOA rules & regulations. Joann Lanzisera advised that there was already a liability clause for accidents involving animals. Andrew agrees if there have been changes made to the rules & regulations in the past, the minutes would reflect the same. He would like that to be available for the annual meeting. Andrew also motioned to approve the amendment as presented. Laz motioned to table the amendment for the annual meeting. Cardiff seconded the motion to table for the annual. Motion carried. Amendment will be discussed at the annual meeting.

Review and Approve Minutes from 11/15/2022: Cardiff motioned to approve the minutes as presented. Laz seconded the motion. Motion carried.



Financials: Linda reviewed. Laz was wanting to see the January balance sheet. Andrew explained that the January balance sheet would not be available until the month has passed. Andrew motioned to approve the financials as presented. Cardiff seconded the motion. Motion carried.

#### Unfinished Business

- Mailboxes/concrete: Dusty briefly explained the concerns with adding mailboxes, parcel boxes, etc. & the issue of having mismatched colors. His solution would be to purchase the mailboxes needed for when the entire community is developed now. He provided a bid on just the materials from 2 separate companies. Then he had a quote for the concrete portion of the project at over \$11,000. Lighting options were also touched on. Open discussion was requested. All together would run right around \$55,000. Laz made a motion to approve all, not to exceed \$54,000. Cardiff seconded the motion. Motion carried. Linda will reach out to the RV owners that had damaged a mailbox. She will send them a bill for one, \$1870.50. Cardiff motioned to send the invoice to the Maurer's. The motion was seconded by Laz. Motion carried.
- Fence: Bids have been obtained for field fencing with barbed wire from Jimmy. There was another bid for the fencing from Pearce fencing. There's was using pressure treated wood but did not include painting. Jimmy's quote included the painting as well. Laz motioned to approve the project at the lower of the 2 quotes. Cardiff seconded the motion. Andrew voiced that he will not vote in favor of this. He does not believe the fencing will improve the look of the community. He does not see the fence as a fix to the problem of people coming in to fish the ponds. Laz then advised he would prefer to defer to Andrew's position & remove his motion. The issue with the gate needs to be addressed more urgently. The topic of the fencing will be tabled for discussion with the members at the annual meeting.
- Violations: Due to COVID and the related supply delays the time frame for building has been lax in the past couple of years. Now that things are getting back to normal they will try to get back to the deadline of one year will be adhered to going forward. Speeding is also a concern mainly with contractors in the community. Dusty advised to simply note the vehicle, the time of day & where they are going, so that the issue can be dealt with by CAM.

#### New Business

- Speeding: We have done as much as we can. There can possibly be additional signs put up. No one wants to have speed bumps put in. The radar speed limit signs are very expensive. Laz suggested posting the speed limit at the gate. If owners would like to put out the children at play signs may have a better effect. Options will be looked into.
- Annual Meeting date: Dusty suggested March 25<sup>th</sup> or April 1st would be a better time to have the annual meeting at the Ag Center. Amanda will contact them to see what they have available. Then notices will be sent out with information once it's scheduled. Laz expressed how nice it was to see additional members getting involved with the meetings. Dusty advised that there were several members who expressed how nice it was to do the community trunk or treat event at Halloween. Linda E. was



looking into doing something the weekend of March 4<sup>th</sup>. The association will provide meat for the event. Linda E. will compose a flyer & CAM will distribute to the members.

Adjourn: Dusty adjourned the meeting at 4:51pm.

