



## *Highland Lakes Reserve*

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HLR Board of Directors Meeting  
July 27, 2021  
3:30pm VIA ZOOM

### **Minutes**

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*Board members present: Dusty, Kevin, Robert, Laz, and Cardiff*

*CAM present: Linda and Amanda*

**Call Board Meeting to Order:** Dusty called the meeting to order at 3:30 p.m.

**Review and Approve Minutes from 5/27/2021:** Tabled

#### **Unfinished Business**

- **Road repair update:** Tal will work on dates. Erosion around the ponds will be completed in August. CAM will get a price on adding some pavement at every intersection for aprons.

#### **New Business**

- **Dock Maintenance:** Dusty stated that they should be stained every year with sealant and should be added to the 2022 budget. It was stated that it can be taken out of capital improvements. CAM will get pricing for the pressure washing and sealant.
- **Comcast update:** Brittany Higgins has created a Facebook group for the association called Highland Lakes Reserve Residents to make announcements. Comcast has been contacted and they will send the cost and infrastructure to their engineering department. Most times it will be no cost if the association promotes them as the primary internet provider.



- **Member social event:** The social event will be held on November 6<sup>th</sup> and CAM will send an email for individuals who would like to serve on the committee.
- **Discuss changing accounting firms:** Laz motioned to switch to Wicks, Brown, and Williams. Robert second. Motion passed. CAM will send notification.
- **Greg Griffin-pond maintenance:** Greg reported that in 2016-2017 they took over the aquatics management and provided a proposal of 8 treatments a year to manage all the vegetation, algae, and growth. In 2018-2019 due to budget or better fishing the treatments were cut back to 4 times a year. Greg stated the issue with the 4 treatments 4 per year is that they must deal with vegetation that is 2-4 feet tall and must use more chemical. With the 8 treatments it allows them to gain control and better manage the aquatic plants and reintroduce native species to the lakes that are bare. Greg will be adding the fence line treatments to the contract for \$600. Dusty will send the contract to CAM.
- **Jarrod Davis-change the swale back to its original shape:** To date the letter has not been signed. CAM will send a new certified letter with a 2 week notice that the association is having it corrected.
- **Pavilion update:** Laz discussed that there was no update on the pavilion. The vendor has not responded. Laz will contact Tim for a conceptual plan.
- Discussion of new speed limits signs to be reduced to 25 MPH to be added to the roads. Linda reviewed the financials. The balance sheet reflects the contingency fund has \$465,000 and the checking has \$429,441. The accounts receivable has been split out as a liability. The Profit and Loss shows an \$8k bill that was not paid out last year because we had not received the bill. Amanda has been in contact with Chai Chang and they have been paid up. Two lots have not been paid and will be going to lien. Discussion on 2400 SR 66 about the buyer is wanting to build one house on land and is not concerned about leaving the HOA. The buyer wants questions answered about what his responsibilities are and what steps he needs to take to bring it to the membership. The yard sale will be discussed at the November meeting. Cardiff asked about lights for the entrance and CAM will have Glades check on the lighting. Terry will be talked to about the sprinklers hitting mailboxes.

**Adjourn:** Dusty adjourned the meeting at 5:05 pm.

