



Highland Lakes Reserve

HLR Board of Directors Meeting
January 18, 2022
3:30pm VIA ZOOM

MINUTES

In Attendance:

Board: Dusty Johnson, Lazaro Martinez, Bob Finnie and Cardiff Brown

Members: Bill Dyal, Greg Smith, Cole Garvey, Grace Church, Nancy Mayer, Ginnie White, Patrick McGinn, Larry Atkins, Stephanie Rosin, Sergei Hagley, Gerardo Sepulveda, and Steve Service

CAM: Linda Boring and Amanda Carnahan

Call Board Meeting to Order: Dusty called to order at 3:35

Review and Approve Minutes from 11/9/2021: A motion to accept the minutes was made by Laz, and motion was seconded by Bob. Motion carried

Financials: Reviewed by Linda, totals provided. It's the first month of the year so not much to report at this time. The budget and year end amounts discussed. A motion was made to accept financials as presented by Laz. Cardiff seconded motion. Motion approved.

Unfinished Business

- Comcast update: Dusty advised that meetings between Comcast and the board have taken place. Several board members submitted questions for Comcast. These were covered in the meeting. They are hopeful to submit plan with payment of 50% of the cost to cover materials. This is for Comcast to approve, A tentative timeline for installation to be complete by Summer of 2022 is feasible
- Property condition/Non-compliance: Linda has sent notices to 4022 Camp Shore. This residence is currently vacant. The owners were there removing some of the trash.



There is still a rug hanging, mold is present on the front of the house, the equipment is not covered by fence or plants, and there is a truck without tags. Further action was requested by Linda to send another notice to the owners with a timeline to complete the clean up as specified in the rules and regulations. If the home isn't up to standards at the end of the timeline the board will be able to have the property cleaned and bill the owners or begin fining the owners for the non-compliance. The motion to proceed with the final notice was made by Bob and Laz seconded the motion. Vote was unanimous motion carried.

- Vehicle without tag: the issue at the 4022 Camp Shore address will be dealt with in the notice previously discussed.

New Business

- Mailboxes: The Sparta Rd. entrance seems to be the main area of concern. Most residents are concerned that it's somewhat dangerous for people trying to get their mail. Residents would like to be able to pull off the side of the road. The suggestion of putting a concrete pull off was previously discussed but bids were never obtained. Dusty, Linda, and others will meet in the coming weeks to look at both entrances, measure out what they would want done and get quotes on the project.
- Golf Carts: Linda receiving complaints from owners that golf carts are cutting through other people's property. They are also using them in the common area to the degree that paths are becoming visible in the common areas. Dusty stated that correspondence to the owners will be needed to address this issue. There seems to be a misunderstanding in that easements are permissible to use in this manner. Correspondence whether electronically or via document mailing needs to be done. Email will be used initially then if it continues then send out a reminder letter. Board members also stated they have seen vendors driving through yards on lawn mowers or turning vehicles around in some areas so notice should be made to them as well. Linda requested to be notified as there are several vendors in and out of the community. If notification is made, she can discuss with those vendors to correct.
- Horses in Neighborhood: Notice has been previously sent to violators. The area is not zoned for this type of use. There will be another notice sent. A motion was made to approve this action by Laz. Motion was seconded by Cardiff. Motion passed.
- Speeding: Speeding is an increasing issue. Dusty and Laz suggested including this subject in the email regarding the golf carts, side by sides, etc. Laz suggested previously to lower speed limit through neighborhood to 25 in an effort to deter speeding. Dusty stated that he/board does not want to have speed bumps put in if this behavior continues. Laz stated he doesn't believe the majority of offenders are members of the community but just passersby. Linda agreed to include on previously approved correspondence.



- Garbage truck leakage: Stains from garbage truck leakage seems to be increasing throughout the neighborhood. Linda to address with the city. Yard waste pick-up to also be discussed with city to see if once a month scheduled day will be an option. Letter regarding golf carts, speeding, etc. will also advise yard waste pick up can be arranged with the city if called to request.
- Irrigation: Sprinklers by the Sparta entrance need repair. Sprinklers hitting the mailboxes, road, lake. This was supposed to already be looked into. Phone calls had already been received from owners. Linda will check with groundskeeper to make sure this has already been corrected. Watering restrictions are already in place.
- Open comments: Grace Church requested lighting be installed in the mailbox area. Individual mailboxes are not an option without addressing in Washington DC. Motion detecting, solar powered lights would probably be the best option. Geraldo Sepulveda and Larry Atkins requested clarification as to why dues for vacant lots is the same as the residential lots. Dusty explained that the dues are needed for maintenance for the community and discounts for lots only isn't feasible. Costs for various projects are for all properties within the community so dues must be universal.

Adjourn: Dusty adjourned the meeting at 4:22pm.

