

Highland Lakes Reserve

HLR Board of Directors Meeting
August 29, 2017
3:30 pm / Marmer Construction

Agenda

Call to Order

- Developer Lawsuit: Attorney Robin Gibson
- Comcast: Presentation by Michael Vines

Review and Approve Minutes from 6/29/17

Review Financials: Discuss transferring reserve money

Old Business

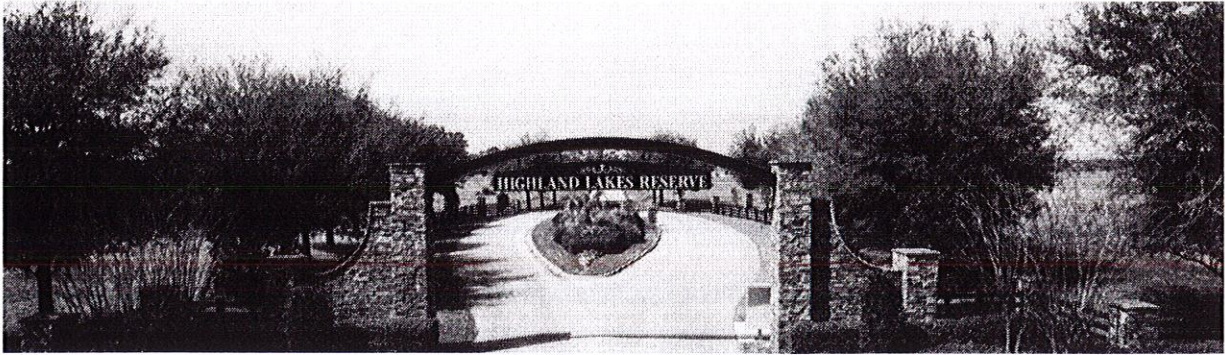
- Landscape/IRR Plan
- Fencing on Sparta Rd.
- Gate Codes

New Business

- Sewer Pipes: Lower for mowing purposes and overall appeal of neighborhood

Adjourn





Highland Lakes Reserve

HLR Board of Directors Meeting

June 29, 2017

12:00 pm / Just Rentals

Agenda

Board Members Present: Marty Wohl, Bill Lanzisera, Kevin Bock, Dusty Johnson

CAMs Present: Linda Boring, Johanna Johnston

Call to Order – Marty called the meeting to order at 12:03.

Review and Approve Minutes from 4/13/2017 – Dusty motioned to approve the minutes Bill seconded. Motion passed.

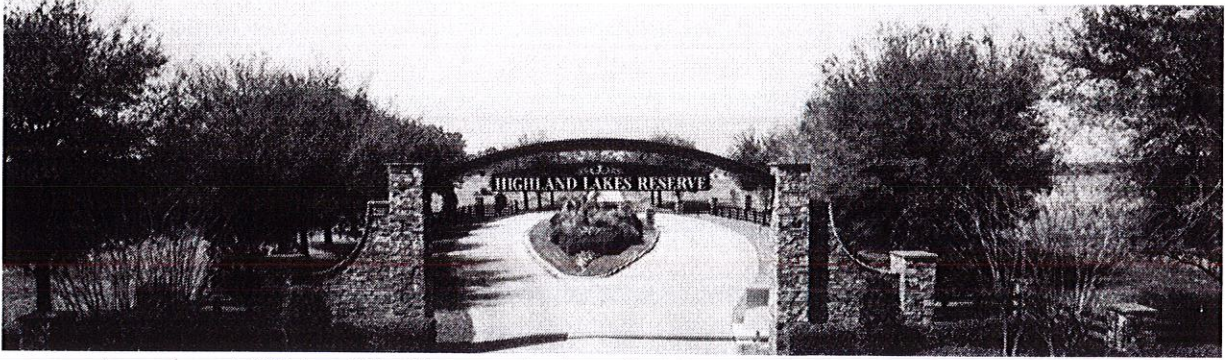
Review and Approve Special meeting minutes from 6/24/17 – Dusty motioned to approve the minutes, Kevin seconded. Motion passed.

Financials – Linda reviewed financials. Linda noted there is money budgeted for the front entrance. There are some repair items that should be under capital improvements. She noted that the financials reflect a credit towards lot mowing but it is not accurate because it was not expensed correctly. Linda reviewed the Aging report. Lot 29 has 12,996.94. Lot 28 has a credit of \$153.57 but it shouldn't. It's the excess on the tax sale. Linda will create an invoice to reflect. Lot 82 says they have sent payment. Lot 129 is still on the market. Marty recommended that TJ move forward with filing a lien on lot 129. Lot X028 should be written off. Lot 85 is marked as FL land partners but should be Chandra Bharath.

Old Business

- Landscape/IRR Plan – The Board reviewed the bids. The board agrees that they can't make any decisions on moving forward with the landscaping plans until the financials are reviewed.
- Dispute with FL Land – Marty provided an update. TJ has reached out to 3 or 4 law firms and has not been successful. The primary concern is tying to the National Land Partners. The Dusty decided to move forward with filing a law suit and see where it leads. The board agreed unanimously.
- Sparta Curb Removal – There was discussion about Marty's meeting with the school board. A permit was approved with conditions that if there is an issue, the School Board can require additional improvements. Marty will request a meeting with June, Ron & Gator. Dusty made a motion to approve the curb removal and include F curbing subject to the elimination of the permit condition for \$ 17,120.00. Kevin seconded. Motion passed unanimously.
- Century Link Update – CenturyLink bid \$500,000.





- Amendment 6 Vote – TJ will create the form for Marty & Dusty to sign to make the amendment official.

New Business

- Notice for Sheds – There are some owners that had a special waiver by the developer to have a shed. They will be notified that if anything happens to it, they cannot replace the sheds.
- Request for Park Use – Frank Platt is requesting to use the Park for a wedding ceremony for 150 people. The concern is starting a precedent of allowing such large scale use of the common areas by an individual owner. Kevin made a motion to deny the request. Bill seconded. Motion passed unanimously.
- Comcast – Comcast went into Hawks Landing and put in Business. The Comcast representative will come in and make a presentation. They have inspected the neighborhood. Kevin has spoken to Rapid. They will get back with him after the holidays.
- HWY 66 Use for Vendors & Contractors – No action taken. It's reviewed again that they should only receive a code for use on the HWY 66 gate.

Dusty motioned to adjourn. Seconded by Kevin.

Meeting Adjourned at 1:10pm



Highland Lakes Reserve POA, Inc

Balance Sheet

As of August 31, 2017

	<u>Aug 31, 17</u>
ASSETS	
Current Assets	
Checking/Savings	
HLR POA-HNB Checking	327,448.04
Total Checking/Savings	327,448.04
Accounts Receivable	
Accounts Receivable	37,395.00
Total Accounts Receivable	37,395.00
Other Current Assets	
Due from Owners - Mowing Costs	4,190.00
Inventory Asset	
Gate Remotes	500.00
Total Inventory Asset	500.00
Total Other Current Assets	4,690.00
Total Current Assets	369,533.04
Fixed Assets	
Improvements	9,000.00
Total Fixed Assets	9,000.00
TOTAL ASSETS	<u>378,533.04</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Construction Bonds	3,000.00
Debris Deposits	3,000.00
Total Other Current Liabilities	6,000.00
Total Current Liabilities	6,000.00
Total Liabilities	6,000.00
Equity	
Retained Earnings-Unappropriated	253,223.79
Net Income	119,309.25
Total Equity	372,533.04
TOTAL LIABILITIES & EQUITY	<u>378,533.04</u>

1:15 PM
 08/29/17
 Cash Basis

Highland Lakes Reserve POA, Inc Profit & Loss Budget Performance August 2017

	Aug 17	Budget	Jan - Aug 17
Ordinary Income/Expense			
Income			
Annual Dues	19,800.00	0.00	240,002.30
Other income			
Plan and Specification Review	0.00	0.00	1,500.00
Total Other income	0.00	0.00	1,500.00
Total Income	19,800.00	0.00	241,502.30
Gross Profit	19,800.00	0.00	241,502.30
Expense			
Administrative/ Management	0.00	0.00	2,400.12
Annual Owners Meeting Expense	0.00	0.00	268.75
Attorney Fees	1,643.56	0.00	5,015.30
Bad Debt Expense	10,726.94	0.00	10,726.94
Bank Service Charges	0.00	0.00	0.00
Computer and Internet Expenses	0.00	0.00	45.00
Copy and Reproduction Costs	0.00	0.00	14.54
Insurance Expense	0.00	0.00	2,426.60
Mileage Reimbursement	0.00	0.00	0.00
Office Supplies	0.00	0.00	447.02
Postage and Delivery	0.00	0.00	22.89
Professional Fees	240.00	0.00	4,414.47
Repairs and Maintenance			
Common Area Mowing	3,200.00	0.00	29,140.00
Entrance Gates	674.79	0.00	2,561.18
Fencing	0.00	0.00	13,750.00
Landscaping/Irrigation	441.50	0.00	5,209.57
Lot Mowing	-235.00	0.00	930.00
Pond Maintenance	3,479.74	0.00	19,401.58
Repairs and Maintenance - Other	577.28	0.00	4,511.58
Total Repairs and Maintenance	8,138.31	0.00	75,503.91
Supplies	0.00	0.00	2,317.38
Telephone Expense	231.63	0.00	1,310.20
Utilities	313.50	0.00	4,578.52
Total Expense	21,293.94	0.00	109,491.64
Net Ordinary Income	-1,493.94	0.00	132,010.66
Other Income/Expense			
Other Expense			
Reserve - Capital Apropriation	0.00	0.00	0.00
Total Other Expense	0.00	0.00	0.00
Net Other Income	0.00	0.00	0.00
Net Income	-1,493.94	0.00	132,010.66