

Highland Plantation Homeowners Association Board of Directors

Regular Session on 9/15/2024 at 3:18 PM

Attendees:

Jay Enck - President

Raheen Harris - Present

Shawn Greiner - Treasurer

Quorum is met with 3 of 4 participants.

Agenda:

Standing Items (every meeting)

-Reading and approval of previous meeting's minutes (Secretary)

Financial overview (Treasurer)

Topics

Committees

None

Management

Topic: Attorney threshold

Sponsor: Shawn

Motion: Move to reduce the threshold of arrears before tendering to attorney for collections to \$500 effective December 1, 2024.

Result: Motion adopted unanimously

Topic: Reserve study

Sponsor: Shawn

Motion: Move to quote three companies (Ray Engineering, Reserve Advisors, and Global Solutions Partners) on a reserve study with a budget of \$7,500; Quotes to be reviewed and a vendor selected during next Board meeting.

Result: Motion adopted unanimously

Topic: Leasing Cost Deferment

Sponsor: Shawn

Motion: Move to push a assessment in the amount of \$45 to members who have changing leases with their property to offset the cost of Sentry managing these documents.

Result: Motion adopted unanimously

Landscaping

Topic: Wainwright Quote

Sponsor: Raheen

Motion: To adopt a new annual contract from Wainwright at a cost of \$1,550 per month. This contract covers only the common association property.

Result: Motion adopted unanimously

Topic: Drainage Easements Follow up

Sponsor: Shawn Greiner

Motion:

Result: No action taken

Pool

Topic: Offseason pool repairs

Sponsor: Jay

Motion: Move to perform offseason pool repairs:

-Drain pool

-Repair the surfacing in 3 areas (floor surface and tile, gunite)

-Replace 12 lights

-Repair slide in 3 sections

-Reseal expansion joint with concrete

With an estimated cost of \$3500 (excluding lights); Lights estimated at \$1500 total; Budget approved at \$6,000.

Result: Motion adopted unanimously

Playground

Topic: Replace picnic tables

Sponsor: Jay

Motion: To approve a \$500 line item to replace the picnic tables

Result: Motion unanimously adopted

Clubhouse

Topic: Community Yard

Sponsor: Shawn

Motion: Move to approve proposed charter for community yard sale to take place in October.

Result: Motion unanimously accepted;

Topic: Pest control for clubhouse

Sponsor: Shawn

Motion: Move to quote adding quarterly internal building pest control to Northwest account

Results: Motion Unanimously accepted

Topic: Cancellation of Janitorial Contract

Sponsor: Shawn

Motion: Move to immediately cancel without cause the existing janitorial contract with Janiking and approve payment of damages in the estimated amount of \$681.

Result: Tabled

Executive

To be discussed after adjournment of regular meeting

Topics to include:

-Update of accounts with attorney and actions forward

-Review of Fine Appeals

-Review of Board personnel / fifth member

Executive Session adjourned at 5:10 PM