

Highland Plantation Homeowners Association Board of Directors

Regular Session on 11/17/2024 at 3:21 PM EST

Attendees:

Jay Enck - President - Present - Virtual
Raheen Harris - Vice President - Present
Keith Sylvester - Secretary - Present -Virtual
Shawn Greiner - Treasurer - Present
Trevallon Penney- Present

Agenda:

Standing Items (every meeting)

Reading of the minutes and they were accepted as read

Treasurer Report was given by Shawn Greiner.

Topics

Committees:

Topic: **Forming a playground committee**

Sponsor:

Motion:

Results: Tabled

Management

Topic: Reserve Study update

Sponsor:

Motion:

Results/Discussion: Onsite interview occurs next in the process. Date for this TBD.

Topic: HOA 2025 Budget

Sponsor:

Motion:

Results/Discussion: Accepted the budget proposed in October's Board meeting with one amendment (moving \$3000 from playground to landscaping)

Landscaping

Topic: Ask Waynewright to forcibly mow-a-lawn

Sponsor: Shawn/Raheen

Motion:

Result: Reviewed section 11.3 of Covenants to determine applicability and cost to implement for landscaping violations.

Topic: Member easement issue with utility company (ATT) removing a bush

Sponsor: Keith/Shawn

Motion:

Result: The Board heard from Association member Matlock on an issue utility (AT&T) easement damaging common association property. Jay Enck will follow up with the vendor.

Pool

Topic: N/A

Sponsor:

Motion:

Result:

Playground

Topic: N/A

Sponsor:

Motion:

Result:

Clubhouse

Topic: Winter Wonderland Participation - KL tenants

Sponsor:

Motion:

Result/Discussion: HOA will cover the projected 20% increase of attendees due to the KL townhomes for the 2024 timeframe. We will speak to KL about them pitching in for 2025 social activities.

Topic: Winter Wonderland Participation -For HOA Members not current

Sponsor: Keith Sylvester on the discussion

Motion:

Result/Discussion: HOA will cover the costs this year, for HOA members that are current and not current.

Topic: Janitorial Issues - Cure Period

Sponsor: Keith Sylvester

Motion/Discussion:

Result/Discussion: Janitorial services have improved

Open Discussion with members

Meeting adjourned at 5:26pm

Highland Plantation Homeowners Association Board of Directors

Regular Session on 12/15/2024 called to order at 3:11 PM EST

Attendees:

Jay Enck - Present

Raheen Harris - Present

Keith Sylvester - Present

Shawn Greiner - Present

Trevallon- Present

Agenda:

Standing Items (every meeting)

Reading of the minutes and they were accepted as read

Treasurer Report was given by

Topics

Committees:

Topic: Formation of the Landscaping Committee

Sponsor: Shawn

Motion: Motion to adopt the attached charter for the formation of the Landscaping Committee

Results/Discussion: Unanimously accepted

Topic: Formation of the Playground Committee

Sponsor: Shawn

Motion: Motion to adopt the attached charter for the formation of the Playground Committee

Results/Discussion: Unanimously accepted

Topic: Discussion of Neighborhood Watch

Sponsor: Keith

Motion:

Results/Discussion: Shawn will discuss overall Neighborhood watch liability with the association Attorney

Management

Topic: Reserve Study update and current status

Sponsor: Shawn

Motion:

Results/Discussion: All required information has been sent to GSP. Onsite inspection date is still TBD.

Topic: Planning/Discussion for 2025 Annual Election and Meeting

Sponsor: Shawn

Motion: Motion to accept to the following time for the 2025 Annual Meeting

- 31 Jan 2025 - Deadline for Board nominations
- 16 Feb 2025 - Have a meet the candidates event Q&A at the Board Meeting
- 28 Feb 2025 - Member voter eligibility finalized
- 7 March 2025 - Voting Cutoff
- 16 March 2025 - Annual meeting

Results/Discussion: Unanimously accepted

Topic: Neighborhood Camera Discussion

Sponsor: Keith

Motion:

Results/Discussion: Shawn will follow up with the Board Attorney for further discussion, specifically relating to a camera comparable to the Flock Camera.

Topic: KL Item 1 - Method of Payment of how KL will pay the amenity sharing agreement for CY 2025

Sponsor: Shawn

Motion:

Results/Discussion: Will ask Dunlap Gartner to write an invoice for this and receive the payment for this.

Topic: KL Item 2 - Establishing an annual meeting with the KL stakeholders and the HPOA Board

Sponsor: Shawn

Motion:

Results/Discussion: Shawn will follow up

Landscaping

Topic: ATT Easement Follow up

Sponsor: Jay

Motion:

Result: Jay is working to have an ATT rep come out to see the situation.

Topic:
Sponsor:
Motion:
Result:

Pool

Topic: N/A
Sponsor:
Motion:
Result:

Playground

Topic: N/A
Sponsor:
Motion:
Result:

Clubhouse

Topic: Winter Wonderland Participation Update
Sponsor: Keith
Motion:
Result: Agenda discussed and will be emailed out

Open Discussion with members

Meeting adjourned at 4:47 pm

Attachment 1: Landscaping and Playground Committee Charters

Charters

1. Name

Landscaping Committee

2. Purpose

To review, prioritize, and obtain quotes from contractor(s) for landscaping changes/projects of the common association property and provide feedback to the board for formalization.

3. Authority and Scope

The committee is authorized to have discussions with and receive quotes from landscaping companies and other relevant contractors. The committee's budget is defined by the Board of Directors during the annual budget reconciliation process. Authorization of spending within the budget will be approved by a board member on the committee.

4. Membership

Members must:

- a) Be a member of the homeowners association or a family member of a member.
- b) Be in good financial standing with the association (i.e., no outstanding fines, current on association assessments).
- c) Reside in the neighborhood.
- d) Be at least 18 years of age.

At least one but no more than two members of the committee must be seated on the Board of Directors. A Board member does not need to be the chair of the committee but has authorization to approve spending within the annual budget.

5. Appointment Process

Membership is voluntary.

6. Responsibilities

The committee is responsible for identifying landscaping needs and projects on common association property.

7. Meetings

Meetings will be quarterly, occurring at the start of every season.

8. Reporting Requirements

The chair will provide minutes and a report to the Board of Directors at a board meeting once per quarter.

9. Budget and Resources

The annual budget will publish this committee's resource allocation. Any requests exceeding the annual budget must be reconciled through the Board of Directors at a board meeting.

10. Duration

This committee will exist indefinitely until the Board votes to terminate the committee.

11. Rules and Procedures

The committee will abide by the current version of Robert's Rules of Order.

Playground Committee Charter

1. Name

Playground Committee

2. Purpose

To oversee the safety, maintenance, and enhancement of the neighborhood's playground facilities and provide recommendations to the Board of Directors for action and budget allocation.

3. Authority and Scope

The committee is authorized to inspect playground equipment, identify areas of improvement, and consult vendors for repairs or upgrades. The committee's budget is determined annually by the Board of Directors, and any expenditures must be approved by a board member serving on the committee.

4. Membership

Members must:

- a) Be a member of the homeowners association or a family member of a member.
- b) Be in good financial standing with the association (i.e., no outstanding fines, current on association assessments).
- c) Reside in the neighborhood.
- d) Be at least 18 years of age.

At least one but no more than two members of the committee must be seated on the Board of Directors. A Board member does not need to be the chair of the committee but has authorization to approve spending within the annual budget.

5. Appointment Process

Membership is voluntary.

6. Responsibilities

The committee is responsible for identifying playground safety issues, scheduling necessary maintenance, and recommending improvements to enhance the functionality and appearance of playground areas.

7. Meetings

Meetings will be held quarterly.

8. Reporting Requirements

The chair will provide minutes and a report to the Board of Directors at a board meeting once per quarter.

9. Budget and Resources

The annual budget will outline the committee's resources. Any additional funding requests must be approved by the Board of Directors.

10. Duration

This committee will exist indefinitely until the Board votes to terminate the committee.

11. Rules and Procedures

The committee will abide by the current version of Robert's Rules of Order.

Highland Plantation Homeowners Association Board of Directors

Regular Session on 01/19/2025 at 3:21 PM EST

Attendees:

Jay Enck - President - Present -
Raheen Harris - Vice President - Absent
Keith Sylvester - Secretary - Present
Shawn Greiner - Treasurer - Present
Trevlon- Present

Virtual HOA Member Attendees

-Elliet Castillo
-Tammy Ross
-Tokunboh Olagunju

In person

Ms. Cardoza

Agenda:

Standing Items (every meeting)

Reading of the minutes and they were accepted as read

Treasurer Report was given by Shawn Greiner.

Topics

Committees:

Topic:

Sponsor:

Motion:

Results:

Management

Topic: Reserve Study Review

Sponsor: Shawn

Motion: Move to accept the reserve study provided by GSP

Results/Discussion: Unanimously approved

Topic: Review quote for new backflow preventer

Sponsor: Shawn

Motion: Move to approve the bigger box over the backflow and necessary repairs for a total of \$495 dollars

Results/Discussion: Unanimously approved

Topic: Street parking variance

Sponsor: Shawn

Motion:

Results/Discussion: Move to the executive session

Topic: Corporate teams account

Sponsor :Jay

Motion:

Result/Discussion: Ask Sentry if they have a corporate account we can use

Topic: Text messaging service for HOA communications

Sponsor: Keith

Motion:

Result/Discussion: Will research options

Topic: Adjust the frequency of Townhall Meetings

Sponsor: Shawn

Motion: Move to adjust the frequency of townhall meetings to quarterly, with the next one being in April 2025

Result/Discussion: Unanimously approved

Landscaping

Topic: Pressure washing front of the neighborhood (move this topic to landscaping)

Sponsor: Shawn

Motion: Move to allocate \$1500 from the Landscaping budget to pressure wash common association sidewalks, fences, signage, and proximate areas.

Results/Discussion: Unanimously approved

Pool

Topic: Discuss payroll options for lifeGuards for the 2025 pool season

Sponsor: Shawn

Motion: Move to have Sentry manage our lifeguard employee payroll for 2025

Result: Unanimously accepted

Topic: Discuss irrigation quotes

Sponsor: Keith

Motion: Move to accept the \$375 dollar quote to locate the irrigation system control boxes and full system check checkout

Result: Unanimously accepted

Playground

Topic:

Sponsor:

Motion:

Result:

Topic:

Sponsor:

Motion:

Result:

Clubhouse

Topic:

Sponsor:

Motion:

Result:

Topic:

Sponsor:

Motion:

Result:

New Business:

Highland Plantation Homeowners Association Board of Directors

Regular Session on 02/16/2025 at 3:05 PM EST

Attendees:

Jay Enck - President - Present -
Raheen Harris - Vice President - Present
Keith Sylvester - Secretary - Present
Shawn Greiner - Treasurer - Present
Trevlon- Absent

Virtual HOA Member Attendees

Alexious Allen
Kesha Smith
Mary Gunvaldsen
The Allens (who from this household?)
Cynthia Mitchell

In person

Joyce Cardoza

Agenda:

Standing Items (every meeting)

Reading of the minutes and they were accepted as read

Treasurer Report was given by Shawn Greiner.

Topics

Committees:

Topic:

Sponsor:

Motion:

Results:

Management

Topic: Curb painting violations

Sponsor: Shawn

Motion:

Results/Discussion: Moving to the Executive sessions

Topic: Curb painting

Sponsor: Shawn

Motion:

Results/Discussion: Ask in the Annual Meeting if the neighborhood wants uniform curb painting

Topic: Discussion to enforce acceleration of arrears (Covenant 4.3)

Sponsor: Shawn

Motion: Move on April 11th, in accordance with Covenant 4.3, accelerate all accounts with a balance of more than \$250 delinquent, unless on an approved board payment plan.

Results/Discussion: Motion did not pass (In favor: Jay and Shawn. Against: Raheen and Keith against)

Topic: Resolution to hire a drainage specialist to clean storm drains in neighborhood

Sponsor: Shawn

Motion:

Results/Discussion: Get quotes and bring back to discuss in the next meeting, ideally with a budget of no more than \$5000. Raheen will get the quotes.

Topic: Update on the backflow preventer

Sponsor: Shawn

Motion:

Results/Discussion: Shawn will check to see if this has been completed

Topic: Corporate teams account follow up

Sponsor :Keith

Motion:

Result/Discussion: Sentry does not have a corporate teams account. Keith will look at the price Google places and bring it back next week.

Topic: Text messaging service for HOA communications

Sponsor: Keith

Motion:

Result/Discussion: Will research options

Topic: Determining the requirements that must be met to vote in the general election, Covered in section 3.2 of the Covenant

Sponsor: Shawn

Motion: Move to suspend voting rights of anyone more than \$150 in arrears

Result/Discussion: Unanimously accepted

Landscaping

Topic: Pressure washing follow up

Sponsor: Raheen

Motion:

Results/Discussion: Wainwright provided a quote of \$275 and he needs to come out to provide a price for the fences and sidewalks. The other option would be to have the Board and neighbors take care of this as a community. Way ahead will be decided at the board meeting.

Topic: Replacing a broken light at the entrance

Sponsor: Raheen

Motion:

Results/Discussion: Looking to see if we can repair this without having to pay someone for this service.

Pool

Topic: Removal of hedges of inside pool fence for safety and grounds maintenance purposes

Sponsor: Jay

Motion:

Result: Move discussion to the annual meeting in March

Topic: Discuss irrigation update

Sponsor: Keith

Motion:

Result: Provided paperwork to Sentry from the vendor we voted on in the January Board meeting. Following up to see if anything else is needed.

Topic: Add privacy shielding behind pool house

Sponsor: Jay

Motion:

Result: Privacy screen quote is being verified and will presented in a future meeting

Topic: Replace pool house HVAC

Sponsor: Jay

Motion:

Result: Must be done to stay in compliance. Quote will be presented in a future meeting. As a note, \$4838 is what the reserve study estimates for this.

Topic: Replace bad water heaters (x3) required for showers and bathroom sinks

Sponsor: Jay

Motion:

Result: Must be done to stay in compliance. Quote will be presented in a future meeting.

Topic: Replace slide canopy

Sponsor: Jay

Motion:

Result: Jay will get a quote and bring this back in a future meeting

Topic: Addition of sump for pool deck drain, that doesn't currently drain

Sponsor: Jay

Motion:

Result: Jay will get a quote and bring this back in a future meeting.

Topic: Review of reserve study items with no shelf life and due for replacement this year

Sponsor: Shawn

Motion:

Result: Clubhouse and pool HVACs, irrigation system pump and controls, stormwater drainage, asphalt parking areas (needing to be re-paved), some sidewalks (in front of common areas) are items highlighted that need to be replaced this year, per the reserve study

Playground

Topic:

Sponsor:

Motion:

Result:

Topic:

Sponsor:

Motion:

Result:

Clubhouse

Topic: Additional requirement for clubhouse rentals

Sponsor: Shawn

Motion: Move to have clubhouse renter's monthly HOA assessment received 5 business days before their event.

Result: Unanimously accepted

Topic:

Sponsor:

Motion:

Result:

Highland Plantation Homeowners Association Annual Meeting

Regular Session on 03/16/2025 at 3:09 PM EST

Attendees:

Jay Enck - President - Absent
Raheen Harris - Vice President - Present
Keith Sylvester - Secretary - Present
Shawn Greiner - Treasurer - Present
Trevallon- Present

Virtual HOA Member Attendees

-NiKiya Burnett
-Bobbi Demetrelis
-Martha Henry

In person

-John Bodo
-Joy Agu
-Barbra Goldston

Agenda:

Introduction

- **Meeting was called to order at 3:09pm**

Board of Directors Composition

- **2025 Board of Directors vote did not have quorum for the votes**
- **The 2024 Board will continue as the 2025 Board**

Financials

- **In depth financial review was given**

Review of 2024 Changes

- **Please see the attachment for a high level summary of the 2024 motions**

2025 Upcoming Maintenance and Goals

- **Discussed during the meeting**

Topics

Management

Topic: Moving the April and June board meeting dates

Sponsor: Keith Sylvester

Motion: Motion to move the April 20th Board meeting to April 6th and also make it a combined Town Hall meeting, and to move the June 15th meeting to June 8th.

Results/Discussion: Unanimously accepted

Topic: Google Workspace Subscription

Sponsor: Keith Sylvester

Motion: Motion to have a Google Workspace subscription for the HOA Board to use, at approximately \$85/year

Results/Discussion: Unanimously accepted

Topic: Clean-up of the front entrance

Sponsor: Raheen Harris

Motion: Motion to have WayneWright cleanup the front entrance

Results/Discussion: Unanimously accepted

Committees:

Topic: Playground and Landscaping

Sponsor:

Motion:

Results: Raheen will be the board member for the landscaping committee. Trev will be the board member on the playground committee. Committees will begin meeting.

Highland Plantation Homeowners Association Board of Directors

Regular Session on 04/06/2025 at 3:21 PM EST

Attendees:

Jay Enck - President - Present
Raheen Harris - Vice President - Present
Keith Sylvester - Secretary - Present
Shawn Greiner - Treasurer - Present
Trevallon Penney- Present

In person

Jane Henry
Tammy Ross
Bonanza Ross
Jimmy Stanly
Barbra Williams
Cynthia Mitchell
Sameer Dinani

Agenda:

Standing Items (every meeting)

Reading of the minutes and they were accepted as read

Treasurer Report was given by Shawn Greiner.

Topics

Committees:

Topic:

Sponsor:

Motion:

Results:

Management

Topic: SMS Text Messaging

Sponsor: Keith Sylvester

Motion:

Results/Discussion: Discussed the messaging service and will revisited in a future meeting

Topic: Messaging Board

Sponsor: Trev and Raheen

Motion:

Results/Discussion: Trev will price this and provide quote(s) next meeting

Topic: Google One instead of Google Workspace

Sponsor: Keith Sylvester

Motion: I move that the HOA Board pay for a Google One membership for \$9.99 instead of Google Workspace, which was approved in the Annual Meeting

Results/Discussion: 4 accepted, 1 abstained (Shawn)

Topic: Rainbow Pool Contract

Sponsor: Shawn Greiner

Motion: Move to renew the Rainbow pool contract, with no price changes, for two years (Expires May 2027)

Results/Discussion: Unanimously accepted

Topic: Stormwater Drains

Sponsor: Shawn

Motion:

Results/Discussion: Calling around for quotes, no action at this time.

Topic:

Sponsor:

Motion:

Results/Discussion:

Topic:

Sponsor:

Motion:

Results/Discussion:

Landscaping

Topic: Wainwright entrance work

Sponsor: Raheen

Motion:

Results/Discussion: Wainwright will be out Saturday and Raheen will discuss front entrance cleanup quotes and also quotes for pressure washing near the pool.

Pool

Topic:

Sponsor:

Motion:

Results/Discussion:

Topic:

Sponsor:

Motion:

Results/Discussion:

Playground

Topic: Hours the parking lot for 2025

Sponsor: Shawn

Motion: Move to set the parking lot hours to match the Macon-Bibb County municipal code ordinance section 15-26a (noise ordinance). [Sunday night to Friday morning, 9pm to 7am. Friday night to Saturday morning and Saturday night to Sunday morning 11pm to 9am]

Result: 4 accepted, 1 abstained (Jay)

Topic:

Sponsor:

Motion:

Result:

Clubhouse

Topic: Updated clubhouse hours

Sponsor: Shawn Greiner

Motion: I move to set the clubhouse hours to be in alignment with the Macon-Bibb County municipal code ordinance section 15-26a (noise ordinance). [Sunday night to Friday morning, 9pm to 7am. Friday night to Saturday morning and Saturday night to Sunday morning 11pm to 9am]

Result: 4 accepted, 1 abstained (Jay)

Topic:

Sponsor:

Motion:

Result:

New Business:
None

Meeting ended at 4:54 pm

No executive Session

Highland Plantation Homeowners Association Board of Directors

Regular Session on 05/18/2025 at 3:05 PM EST

Attendees:

Jay Enck - President - Present
Raheen Harris - Vice President - Present
Keith Sylvester - Secretary - Present
Shawn Greiner - Treasurer - Present
Trevallon Penney- Present

Attendance:

In person

Dewayne Banks

Online

Terri Benton
Clara Parks
Vanessa Hall
Emmanuel Jacque
Joanne White
Cynthia Mitchell
Bobbie Demetrilus

Agenda:

Standing Items (every meeting)

Reading of the minutes and they were accepted

Treasurer Report was given by Shawn Greiner.

Topics

Committees:

Topic: Landscaping

Sponsor: Raheen

Motion:

**Results: Jay wants to confirm that the irrigation system is working at the entrance.
Raheen will confirm with Waynewright.**

Management

Topic: Payment Acceleration

Sponsor: Shawn Greiner

Motion: Move to send formal notice to members of the HOA, effective 1 October 2025, that the association shall, upon 10 days written notice, accelerate the general assessment of any delinquent account in excess of \$500.

Results/Discussion: Unanimously accepted

Topic: Messaging Board

Sponsor: Trevallon Penney

Motion: Move to install one bulletin/messaging board in the clubhouse/pool area at a price of no more than \$1100.

Results/Discussion: Unanimously accepted

Topic: Stormwater Drains

Sponsor: Shawn

Motion:

Results/Discussion: Shawn has reached out to different companies and is expecting calls back on quotes.

Topic:

Sponsor:

Motion:

Results/Discussion:

Topic:

Sponsor:

Motion:

Results/Discussion:

Landscaping

Topic: Wainwright entrance work

Sponsor: Raheen

Motion:

Results/Discussion: Beautification has been completed at the entrance. Pressure washing at the entrance will be done internally by members of the HOA.

Topic: River Rock for the entrance vs. pine straw

Sponsor: Trevallon

Motion:

Results/Discussion: Trevallon will get a quote

Pool

Topic: Purchase of an HOA griddle

Sponsor: Jay

Motion: Move to purchase a griddle specifically for HOA functions (used by HOA Board Members)

Results/Discussion: Tabled-Jay will research liability concerns as it relates to the Association

Topic: Retaining a life guard after the pool season for 25-30 hours/week for grounds keeping purposes

Sponsor: Jay

Motion:

Results/Discussion: Tabled to the end of pool season

Playground

Topic: Park Grills

Sponsor: Jay

Motion:

Result: Tabled-Jay will research liability concerns as it relates to the Association

Topic:

Sponsor:

Motion:

Result:

Clubhouse

Topic:

Sponsor:

Motion:

Result:

Topic:

Sponsor:

Motion:

Result:

New Business:
None

Meeting ended at 4:26 pm

No executive Session

Highland Plantation Homeowners Association Board of Directors

Regular Session on 06/22/2025 at 3:09 PM EST

Attendees:

Jay Enck - President - Present
Raheen Harris - Vice President - Present
Keith Sylvester - Secretary - Present
Shawn Greiner - Treasurer - Present
Trevallon Penney- Present

Attendance:

In person

Joyce Cardoza
Derek Owens/Rebekah Ayers
Sylvia Weathers
Evan & Anna Meeks
Bonanza & Tammy Ross
Martha Henry
Lewis &Barbra Williams

Online

Bobbie Demetrious
Demetrious Padget
Mary Gunvaldson
Alexious Allen
Joanne White
Taquitta Brown
Cynthia Mitchell
Terri Benton
Graceland Enterprises

Agenda:

Standing Items (every meeting)

Reading of the minutes and they were accepted(previous meeting on 18 May 2025)

Treasurer Report was given by Shawn Greiner.

Topics

Committees:

Topic: Landscaping

Sponsor: Raheen

Motion:

Results: Raheen spoke with Waynewright and they are not familiar with it (Irrigation system at the neighborhood entrance). Jay will call Trent Irrigation to find out the location of the irrigation system at the front entrance

Topic: Playground

Sponsor: Trev

Motion:

Results: No updates

Management

Topic: Stormwater Drains

Sponsor: Shawn

Motion:

Results/Discussion: Shawn has identified a vendor and is waiting on their quote

Topic: Payment Acceleration Revisit

Sponsor: Shawn

Motion: Moves to add notice of collections to the previously approved Notice of Acceleration to include pushing the to DG if they have not paid their balance within 10 days

Results/Discussion: Unanimously accepted

Topic: Placement for the information board

Sponsor: Raheen

Motion:

Results/Discussion: tabled

Topic: Termite Bonds

Sponsor: Shawn

Motion:

Results/Discussion: Currently, the Highlands HOA has been paying the termite bond for the common areas in addition to approximately 40 Townhomes. We are discussing how to handle the Townhome termite bonds (either pass this to the townhomes as an additional assessment or we keep things as is) Plan to revisit later.

Landscaping

Topic: Wainwright entrance work for pressure washing date? (to be done by Board Members)

Sponsor: Raheen

Motion:

Results/Discussion: tabled

Topic: River Rock for the entrance update

Sponsor: Trevallon

Motion: Move to purchase no more than \$400 of River Rock for the front entrance and other neighborhood uses

Results/Discussion: 4 approved and 1 abstained (Shawn)

Pool

Topic: Mass poll party rentals

Sponsor: Jay

Motion:

Results/Discussion: Tabled. Shawn will contact Evan about this

Topic: Pool Grills

Sponsor: Jay

Motion: Move to place to park style grills in the pool area at no more than \$800 dollars total

Results/Discussion: 4 approved and 1 opposed (Shawn)

Playground

Topic: Park Grills

Sponsor: Jay

Motion:

Result: No, too much liability (no oversight)

Topic:

Sponsor:

Motion:

Result:

Clubhouse

Topic: Non-HOA clubhouse Rentals

Sponsor: Keith

Motion:

Result: Tabled, Keith will request KL Townhome members to reach out to KL so that they can have KL reach out to the Highland HOA Board of Directors

Topic:

Sponsor:
Motion:
Result:

New Business:
None

Meeting ended at 4:15

Highland Plantation Homeowners Association Board of Directors

Regular Session on 07/20/2025 at 4:18 PM EST

Attendees:

Jay Enck - President - Present
Raheen Harris - Vice President - Present
Keith Sylvester - Secretary - Present
Shawn Greiner - Treasurer - Present
Trevallon Penney- Present

Attendance:

In person

Dominic Williams
Evan Meeks

Online

Graceland Enterprise
Mary Gunvaldson
Bobbie Demetrious

Agenda:

Standing Items (every meeting)

Reading of the minutes and they were accepted(previous meeting on 18 May 2025)

Treasurer Report was given by Shawn Greiner.

Topics

Committees:

Topic: Landscaping

Sponsor: Raheen

Motion:

Results: River rock at the entrance is almost done. We are approximately \$200 off the initial estimate. The additional \$200 can come from the landscaping budget.

Additionally, Wainwright's services have not been up to par. We will be re-evaluating their contract.

Topic: Playground

Sponsor: Trev

Motion:

Results: Nothing to report

Management

Topic: Stormwater Drains - *Vendor quote update*

Sponsor: Shawn

Motion:

Results/Discussion: The perspective vendor has viewed the stormdrain issue and will send a quote.

Topic: Acceleration Discussion Revisit

Sponsor: Shawn

Motion: Move to have the Acceleration of Assessment moved from the previously approved date of **(get from Shawn)**, to the start of 2026, and to send this information out with the annual budget.

Results/Discussion: Unanimously accepted

Topic: Placement for the information board-*Revisit?*

Sponsor: Raheen

Motion:

Results/Discussion: Jay has a free board and will weather proof it. Plan is to put it inside the gate behind the Sugar Shack.

Topic: Termite Bonds - *Revisit?*

Sponsor: Shawn

Motion:

Results/Discussion: Tabled until we approve the budget for the next calendar year

Landscaping

Topic: Entrance pressure washing - *Updates*

Sponsor: Raheen

Motion:

Results/Discussion: Tabled for the next meeting

Topic: River Rock for the entrance - *Update*

Sponsor: Trevallon

Motion:

Results/Discussion: covered in the landscaping committee comments.

Pool

Topic: Mass pool party rentals - *Update (Shawn)*

Sponsor: Jay

Motion:

Results/Discussion: Tabled until the next meeting

Topic: Pool Grills - *Updates*

Sponsor: Jay

Motion:

Results/Discussion: Installed!

Topic: End of the Pool year event

Sponsor: Raheen

Motion:

Results/Discussion: Evening event, potential White Party that evening during the adult night and something for the kids that day. Details will be discussed at the August Board meeting.

Playground

Topic: Community Yard Sale, Fall Cleanout

Sponsor: Trev

Motion:

Result: Recommendation for the yard sale on September 20th in the pool/clubhouse parking lot area.

Topic: Volleyball Court Potential Removal

Sponsor: Shawn

Motion:

Result: The Board and Playground committee is considering removing the volleyball court. Shawn will contact the board attorney to see if a vote from the community is needed before this happens.

Clubhouse

Topic: Veterans Monthly Meeting

Sponsor: Trev and Jay

Motion:

Result: A charter is needed and should be provided by the next meeting.

Topic:

Sponsor:

Motion:

Result:

New Business:

Meeting ended at 5:08

