



3/18/2024 at 6:00 pm – called to order at 6:01 pm

Highland Manor HOA

In Attendance

Leroy Neville, Teresa Hawbaker, Mitcha Shay, Al Shay, Carolyn Griffith, Alan Griffith, and Elmer Armentrout, John Lynch, Jessica Lane, Leon Kohutiak, Sherry Kline

Homeowner's Concerns

- Leon Kohutiak joined us for the meeting and enquired about the \$69 reserve fee. There was a discussion regarding it, and we explained it to Leon.
- Sherry Kline – her sister, Brenda, said that her bill is wrong. Leroy to call her and get it straightened out. She enquired about the reserve fee.

Approval of Minutes

The minutes were read by Teresa. Al S. made the motion to accept the minutes as read, John seconded it.

Maintenance Report

Leroy wanted to thank Elmer for working so hard to clean up and maintain the property recently. It all has not gone unnoticed. Al G. suggested giving him a gift card for all his hard work.

Treasurer's Report

- Bank Reconciliation – There were one or two that were out of balance. Leroy has been working with the software and getting the kinks out. We may be going back to Buildium unfortunately. Doorloop in one to look at.
- Past Due Accounts – Melodie Cassells is going to be written off for all but four months. Reginald Jones has missed this month's payment, going to court, garnishment of wages, \$200 a week. Olen Hawn – we filed a lien on their house. Miss Cogswell's son did not make a payment. Miss Avery – has not heard anything from her. Purdham – owes for a previous judgement, sent him a demand letter. Miss Pickens paid for both lots. She just needs to pay for the lawyer's letter. The rest were sent a \$20 late fee.
- Preparing documents for sale of houses – receiving \$500 for sale of a house.
- Software – working through many issues.
- Leroy gave us the balances for each account.
- John made a motion to approve the treasurer's report and Al S. seconded it. We were all in favor.

Old Business

- Pickens was mentioned above.
- Rental Properties – no feedback yet
- Easter – April 6, 2024, rain date – April 13, 2024 – after Easter, first Saturday in April. 12-2 pm, bingo (Teresa), we like the way we have been doing the prizes lately, egg hunt, ring toss, egg toss with real eggs, sack race, spoon run, Food: hot dogs and rolls (Leroy), nachos (Mitcha) with cheese (Leroy) (Mitcha to bring cheese in crock pot), jalapeno poppers (Teresa), grab bags of chips (Leroy). Go to

different stores after Easter for clearance candy. Look for solid bunnies. Stuffing eggs April 5 at 10 am. Jess is going to get little bags of treats for the kids.

- d. Picnic tables have arrived. Elmer moved them to the location they were supposed to be at. We need to find something to anchor down the tables. Leroy said they sell brackets for that purpose.
- e. Movie Night – April 27, 2024 – no suggestions for movie that night. A suggestion of older movies for the teen crowd.
- f. Camera system update – Leroy met with the camera guy. Elmer asked about a camera for the door at the top of the hill. John suggested to get a Ring doorbell to see if anyone breaks or damages anything. Leroy passed out the Spicher’s quote. John thinks we have a couple more years out of this building. We are tabling this until we have more information.
- g. Replacement lights – have been completed. They used the old ones on the back fence.
- h. Playground Inspection Form – Leroy found one on Guardian Playground and reviewed it with the officers and board. John suggested that one man do the inspection and the other re-inspect it. Leroy to revise it with the changes we discussed, adding basketball court, fences, etc. Mitcha asked if our insurance company has any documentation for inspections and hazard prevention.
- i. Painting Playground Equipment – George said no. Elmer asked about how we are going to block the equipment off while the paint dries. There was talk about putting up stakes and orange tape or plastic fencing. John suggested we use the best paint, so we don’t have to do it every couple of years. John also mentioned putting a sign up that says upper playground is not in use, the lower playground is in use, and vice versa. Mitcha also said to put a notice on FB and other social media.
- j. Ramp into the bottom park – Leroy to reach out to Gereme again about the ramp.
- k. Violations – the ones that have been sent out have all been fixed. Mr. Rightson had a major water catastrophe, but Leroy has been told about it. Another house to report on is Mr. Rowe’s property.

New Business

- a. The mulch needs to be fluffed.
- b. The basketball court needs to be sealed. Leroy reached out to Weavers to get a quote.
- c. Computer – Leroy is going to buy a new one from HSN. All were in favor. Leroy checked. Not coming out of HOA dues. Coming out of documents being sold for home purchasers.
- d. We need to have the pipes around the upper shed covered so that kids don’t get cut.
- e. Linda Norris has resigned as the Resident Agent. Leroy is going to put his address in its place.

Board/Officer Comments

No comments

Closing

The meeting was adjourned by Leroy at 8:47 pm and the next meeting will be Monday, April 22, 2024, at 6 pm.