



1/15/2024 at 6:00 pm

Highland Manor HOA

In Attendance

Leroy Neville, Teresa Hawbaker, Mitcha Shay, Al Shay, Carolyn Griffith, Alan Griffith, and Elmer Armentrout, John Lynch

Homeowner Concerns

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- a. Break-in and Theft – We have been having some break-ins and windows broken. The police are going to patrol every two hours. Cameras
 - b. 12004 Heather Drive – John said the door is falling off and we have received several complaints about it.

Approval of Minutes

Al G. made the motion to accept the minutes as read, John seconded it.

Treasurer's Report

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- a. Bank Reconciliation – still working on them. We will table them until the next meeting.
 - b. HOA Financial Overview – The balances were reviewed. Leroy disputed with Gereme about the snow removal price. Gereme is honoring the agreement.
 - c. Past Due balances – The delinquents were reviewed and discussed. If Hawn's and the Cogswell's don't pay something by the end of next month, we put a lien on her house.
 - d. Leroy is preparing the 1099s to be mailed out.
 - e. Leroy will be working with the accountant to work on the taxes.
 - f. The treasurer's report was approved by Al S. seconded by Al G., and so moved by all.

Old Business

Rental Property (number of them) – 63 (30%) out of 206 homes in this community rentals. A discussion was made to control this or put a cap on it. An attorney and some realtors asked Leroy about having a cap on this community. There were concerns that the investors are not coming to meetings, voting, or controlling their properties. Leroy said he feels there might be a threshold or a cap on how many can be rentals. Leroy suggests getting a legal opinion, the board decide what the threshold would be, post it to the public and change the by-laws.

New Business

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- a. Homeowners Violations – Leroy showed the software where we can report violations.
 - b. Easter – March 31 – dates to be discussed at the next meeting.
 - c. Metal picnic tables – Mitcha suggested replacing them as needed with metal tables. Leroy to look at prices.

- d. Add another camera and replace the office lights – to capture the blind spot by the office. Al S made a motion to buy a new camera system, and John seconded it. Request for a good one that we can see a tag number, day or night, clear vision.
- e. Painting playground equipment – start to plan a day to do it.
- f. Shoveling snow and large gate at the playground – Elmer said to say something to the guy that shovels out the mailboxes to watch those pieces at the bottom in the middle of each banister. He also asked for the gates to swing both ways, a hinge that works. John suggested locking the back gate because of the functionality issue. Leroy said maybe we can find a solution before we lock it.

Board Member Comments

- a. Leroy - Good job to Elmer who has been doing wonderful keeping up with everything.
- b. Leroy asked for help with violation inspections and the letter and putting in software. Thanks everyone for putting on the Christmas events that we did.
- c. Leroy asked about an in box for some office people.
- d. John said we did a good job and Elmer made a great Santa.
- e. Elmer – Joanne said we told her we would give Owen back his trash cans. Sherry Kline Is complaining about the bushes behind her shed. We told him to tell them that it's their issue between her and the other property that backs hers – half and half. He said he's getting a lot of people asked about the reserve study.
- f. Carolyn asked about putting a coat hanger or coat rack to hang our coats on.
- g.

Closing

The meeting was adjourned by Leroy at 7:40 pm and the next meeting will be Monday, February 19, 2024.