



8/19/2024 at 6:00 pm – called to order at 6:03 pm

Highland Manor HOA

In Attendance

Leroy Neville, Teresa Hawbaker, Al Shay, Carolyn Griffith, Alan Griffith, Elmer Armentrout, John Lynch, Matt Crotzer, Jessica Lane

Homeowner's Concerns

- Cindy Staley was complaining about Mr. Connelly parking his vehicles off his spot. Leroy took care of it by sending a message through ManageCasa. He agreed not to park there anymore.
- Vonnie Carpenter put a note in our box that she would like to volunteer in her community wherever might be needed. No action was taken.
- Elmer said every time the Ekpe's mow, they throw grass where the mailbox is at the corner of McGregor and Heather Drives. Leroy will say something to the homeowner about it.
- Mitcha said the gentlemen that walks has stopped her several times about putting streetlights up in the community because he almost got hit a couple times. There was no action taken. We have investigated this a few years ago.
- Sherry Kline has a groundhog around her house. We advised her to call the SPCA and get a trap.
- There was a discussion about the feral cats that was tabled.

Approval of Minutes

The minutes were read by Teresa, a motion to accept them as read by John and seconded by Al G. and approved by 5-0.

Maintenance Report

- Matt and Elmer replaced the baby swings and they were lowered as low as we could. They will need to be adjusted once the mulch is put down.
- Our goal is to paint come next Spring.
- The back gate had been broken and Al S. suggested putting a pipe with a cap on the front side against the opening in the ground so they couldn't swing it the other way. Leroy will talk to Gereme about whether he uses the gate first. We will probably end up locking it and give him a key for his use.

Treasurer's Report

- Bank Reconciliation are all current. The balances are:
 - o Main Checking - \$44,512.16
 - o Savings - \$6,498.07

- Capital Improvements - \$8,107.52
- Reserve Fund Savings - \$17,772.75
- Community Donations - \$337.56
- Past Due Balances and Updates – see notes on attached documents as listed.
- 2024 Reserve Fee – 11 are past due at this point
- 2024 Budget vs. Actual – still coming in lower than budget

John made a motion to accept the financials and treasurer's report as reported, Al G seconded the motion and approved 5-0.

Old Business

- Election Ballots and e-Voting – we have received some on the software and a few paper ballots at this point.
- Movie Night – Do we need to buy anything to make it work? – Jess will do DVDs until the end of the season. We will do "If" for the next movie. The license has come in to be renewed. Jess won't be here for September movie night. So, it will be September 21, 2024 – movie to be announced. The October movie will be October 19 2024.
- Tree Trimming – looks nice. Did a great job and cleaned up after themselves. There is more to come.
- Violations Update – Leroy has a list of updates

New Business

- Annual Meeting Agenda – Leroy will send out a copy of the agenda.
- Port-A-John Vandalism (Trash in the toilet) – The port-a-john was vandalized with a bunch of trash and junk. Leroy couldn't tell who did it on the cameras.
- Buying a new camera system – Andy and Leroy are looking for some. We will be getting some better cameras down here. Leroy said he will be looking into purchasing some other cameras and get Darren's help to put them up. It was approved to purchase and install them. John made a motion to purchase the cameras up to \$1,000. Al S. seconded it. It was approved – 5-0.
- Planning a Fall event – Date: November 2, 2024 Noon – 2, Lower playground, John to cook hot dogs and hamburgers, pulled pork, covered dish, Fall Harvest Block Party, Halloween costume judging, Games: maybe bingo, egg toss, pumpkin race, pumpkin painting, plank races, tick tack toe frisbee toss, witches hat toss, Large prizes with tickets, , Teresa to make jalapeno popper mummies. Prizes \$5-10 amounts, electronics, gift cards.
- Leroy is working on getting a credit card for the maintenance purchases.

Board/Officer Comments

- Elmer would like to have some kind of organization – Matt will take care of the lower playground and Elmer will take care of the upper playground maintenance.
 - Mitcha – Thanks to the maintenance guys for leveling up outside the office.
 - Leroy hasn't heard any rumblings about the dues going up. It might be because they see the improvements being made and maintenance being done because of both of the guys, Matt and Elmer.
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Closing

The meeting was adjourned by Leroy at 7:54 pm and the next meeting will be Monday, September 16, 2024, at 6 pm.