



4/15/2024 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. Sherry Kline

Homeowner's Concerns

- Kevin Leary's property and Ron Rau's property on Al G.'s street that needs attention.
- Caudle's lawn is getting high.
- Ferrell was giving Leroy a hard time about the violation of the wall falling and that it needs to be taken care of.
- Al S. to get a weeping willow cutting from John and he wants to plant it across from Al's home.
- Sherry Kline – asked for the trees to be thinned out behind her house on S. Scottish Court. There was a discussion about it. Leroy will look up the notes and get back to the board and Sherry about it. She also mentioned about her mailbox inside rusting up. We advised her to call the post office to get that taken care of.

Approval of Minutes

The minutes were read by Teresa. Mitcha mentioned some minor suggestions. Al S. made the motion to accept the minutes as read, John seconded it.

Maintenance Report

- Elmer:
 - o Talked to the guy about the fence. And they are trying to figure out how to fix it.
 - o Mentioned the pins sticking up by the shed at the top playground and we need to figure out what to put there for safety purposes.
 - o Has been cleaning up the brush out front in the common areas, working on gate that kids destroyed, putting new tables up. When they delivered the tabletops, they didn't call us so we could get them up top. We called the company about the damage. They sent us a brand-new tabletop. Elmer and Al G. Installed that. We will recommend the company if you need to buy anything else from them.
 - o Is very proactive in fixing things before we say anything.
 - o Put the inspection reports together. Matt did just one page.
 - o The playground Guardian is going to come, inspect and give us a quote on what needs to be repaired. The representative is coming up on Wednesday.
 - o Noticed there was a bolt and no hole to put a bolt in the swings up on the top of the hill.
- The group of Carolyn, Al S., Al G., John, and Elmer cleared out the trees and brush at the retaining walls on the hill. Elmer took four loads to the dump.
- Leroy said thanks to everyone that helped with all that.

Treasurer's Report

- Bank Reconciliation – ManageCasa is still working in February. Checking \$37,392.44, Capital \$5,267.93, Comm Don - \$335.56, Reserve \$12,487.83, Savings \$448.17.
 - Past Due Accounts – The different accounts were discussed, and Leroy updated the attendees on some of them per the list.
 - Expenses – Leroy reviewed the expenses from the Post–Spring event of \$126.74, as well as the other expenses on the report.
 - The taxes were completed, and Leroy sent them in today.
 - Leroy has started to work on the budget amounts for 2025. The report was discussed. Leroy has contacted Gereme to make sure these numbers are accurate. We should have an answer by the next meeting.
 - John made a motion to approve the treasurer’s report and Al. G. seconded it. We were all in favor.
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Old Business

- Court Update – Leroy drafted a letter that states what Carr wanted from us and what the court approved. Leroy sent it to the lawyer for approval. No payment has been received yet.
 - Movie Night, April 27, 2024 – Jess suggested Trolls 2 – World Tour, Teresa to make the flyer.
 - Clearing brushes from retaining wall – great job today.
 - Ramp into the bottom park – Leroy might have to get Elmer to build something.
 - Violations Update – all the violations have been completed except Mr. Rightson has a few things to do yet.
 - Porta John Cleaning – Every time that came, the porta john was locked. Should be coming tomorrow.
 - Rental Property (number of them) – research what to do. Still must consult a lawyer about capping the number.
 - Mulch being fluffed – We are going to table that. The work being done might take care of that.
 - Basketball court to be sealed – still waiting for Weavers to get us a quote.
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New Business

- Playground Guardian was contracted to do CPSI (Certified Playground Safety Inspection). Leroy handed out the sample report. The rep will be here on Wednesday.
 - Picnic tables – Elmer asked about the tables up on the hill. John said to just replace the wood on the bad pieces.
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Board/Officer Comments

Carolyn asked about removing the tires and swimming pool at the Jones’ property.

Closing

The meeting was adjourned by Leroy at 8:47 pm and the next meeting will be Monday, May 20, 2024, at 6 pm.