



5/20/2024 at 6:00 pm – called to order at 6:01 pm

Highland Manor HOA

In Attendance

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

Homeowner's Concerns

- Elmer – asked if Matt could pick up trash at the upper hill and around the corner.
- Trees
 - o The low hanging branches need to be trimmed for easier mowing.
 - o We need to trim the branches by the road to be able to see better up the road.
 - o The tree by the stop sign across from the office needs to be trimmed back. Leroy said he contacted the county about getting that taken care of.
- Sherry – The sign was removed that she put up at the mailbox. We can't endorse any company. There was a discussion about a community bulletin board, and it was decided to not be a good idea.
- John – Asked Leroy to put a sign on the door at his daughter's house because the grass isn't cut, and it has been mentioned to them to get it cut.

Approval of Minutes

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

Maintenance Report

- Playground – Guardian – lower playground inspection overview. Leroy passed out the report for the lower playground as well as the questions Leroy came up with. The report and the questions were reviewed for further discussion. See the document for details and further information. If there is anything else anyone wants to add, please let Leroy know so he can add to his list.

Treasurer's Report

- Bank Reconciliation – (April) ManageCasa is still working in February.
- Past Due Accounts – The different accounts were discussed, and Leroy updated the attendees on some of them per the list.
- 2024 Reserve Fee Updates and Bank accounts - Checking \$37,392.44, Capital \$5,267.93, Community Donation - \$335.56, Reserve \$12,487.83, Savings \$448.17.
- Capital and Reserve funds in the budget.
- Budget verses annual report
- Working on 2025 budget
- Leroy requested to get more stamps in bulk. That was approved.

Old Business

- Movie Night – May 25 – Trolls 2 World Tour, someone dropped off some suggestions. Leroy gave it to Jessica. Teresa to update the flyer.

- Ramp into the bottom park – Gereme hasn't done it yet.
 - Sealcoating – no return calls. Leroy still working on getting quotes. If anyone has any suggestions, let Leroy know.
 - Violation Update – Leroy reviewed the ones that were sent out to the offenders.
 - Rental Property (Number of them) – nothing's been done with this.
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New Business

- Officer ballot and nomination form needs to be sent out. That needs to be out by end of June-beginning of July.
 - The annual meeting has been scheduled Saturday, September 14, 2024.
 - Newsletter ideas – if anyone has anything to add, let Teresa know.
 - o Announcement for the inspection of the playground.
 - o Thanks to the maintenance staff for their hard work.
 - o Register with the website.
 - o Voting online using the software.
 - Start planning the fall event and combine that with the annual picnic at the next meeting.
 - John requested to put a sign up to play at your own risk. Leroy to ask if that's a great idea.
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Board/Officer Comments

- Al G – Leroy deserves a pat on the back for all his hard work. John motioned to get Leroy a gift card, Al S. seconded it.
 - Carolyn – can we put a paving stone under the one area at the shed to level it out with the floor. Elmer to check it out. They will get together Thursday to discuss it.
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Closing

The meeting was adjourned by Leroy at 7:50 pm and the next meeting will be Monday, June 17, 2024, at 6 pm.