



## The Highlands at Queens Creek HOA Annual Community Meeting

February 6, 2021

Board Members Present: Rick Thiemann, Sara Vinup and Christy Breshears

Meeting called to order at 7:01PM

- Request to address the board
  - No requests had been received
- January 11, 2020 Annual community meeting minutes were reviewed and approved
  - Motion to approve was made by Rick Thiemann and seconded Bill Getsy. Motion approval carried.
- Financial report
  - Bank statement reconciliation read out
  - Budget comparison Income/Expense reviewed
  - Month over month was reviewed
  - Income/expense details were reviewed
  - Money Marketing Account - Cash Flow/revenue reconciled
    - Off-site septic accounts were reviewed
  - Motion to approve by Bill Getsy and second by Mike Breshears. Motion approval carried.
- Old business
  - 2020 Cost Savings presented
    - Pool Operation Savings
      - Pool cover saving estimated to be \$2,000.00 per year
      - Includes reduction in electric run rate from \$155/mo to \$76/mo on average
      - Includes reduced chemical usage - none required off season
      - Elimination of Cert. Pool Operator coverage during off season \$300/mo saving
    - Landscaping contract reduced from \$13,000/yr to \$9600/yr
  - New annex (Elgin) septic systems discussed. Developer not planning on installing post/rail fencing.
- New business
  - 2021 Budget was proposed and reviewed.
    - Motion was made to approve by Kyle Smith, seconded by Seth Cole. Motion approval carried.
  - 2021 Recommended Projects
    - Clubhouse Gutters Installation
    - Playground - Fill and Sod over
    - Septic Fields (A-F): Have the lift tanks cleaned/pumped out
    - Ongoing: Fix and repair post & Rail fencing around septic fields
    - Clubhouse: Remote access locking system
    - Boardwalks: Refurbish with complete deck and rail replacements. Sub-Structure also needs attention
  - 2021 Board Member Candidates: Kyle Smith-Pres., Christina Boychuck-VP, Zarina Flemming-Sec., Maria Anderson-Treas.
    - Motion made by Bill Getsy to approve the 2021 Board slate by acclamation, seconded by Andrew Hernandez. Motion approval carried.

Meeting adjourned at 8:10PM