

**Highlands at Queens Creek
Homeowners Association, Inc.**
P.O. Box 499
Hubert, NC 28539
Email: thehighlandshoa28539@gmail.com



The Highlands at Queens Creek HOA Community Meeting – October 5, 2019

Board Members Present: Rick Thiemann, Sara Vinup and Courtney Hunt

Meeting called to order at 6:01PM

- Request to address the board
 - No requests had been received
- July 13, 2019 community meeting minutes reviewed and approved
- September financial report – monthly balance was reviewed; all is in balance
 - Beginning Balances and Ending Balances were reviewed.
 - Monthly income, and monthly expenses were reviewed.
 - Current budget was discussed and we are projected to come in under budget.
 - As of 9/30/19 we have a total of \$9,975.07 outstanding in arrears, including late fees and fines.
 - As of 9/30/19 we have payments totaling \$1,372.21 received, these include late fees and legal fees.
 - \$3,295.91 in OSS will be added to checking at the end of the year. This has remained in OSS account throughout the year to gain interest.
- Back gate quotes are being reviewed and discussed.
 - Contract will be signed as soon as quotes come in and a decision has been made.
- Boardwalk areas near the pool and park are requiring minimal repairs
 - Community project will assist with repair costs in 2020
- Irrigation around the front gate entrance lost pressure and began running when it shouldn't
 - Will be winterized by Rain Maker
 - Motor is functioning but may need repairs
 - Irrigation must be fully functioning prior to beautification around the front entrance
- Additional parking at the front gate was discussed and this will be looked into further at a later time.
- HOA board has filed claims through Onslow County to request funds be received, this has been resolved.
 - 2 homes remain without payment plans established
- Additional speed bumps throughout the neighborhood will be looked into further.
 - Standard placement is between 500-1500ft between each speed bump.
- HOA Annual Assessment cost with the addition of a new phase of homes will be discussed more in depth at a later time.

Next meeting will be held on January 11, 2020.

Meeting adjourned at 7:20PM