



The Highlands at Queens Creek HOA Meeting

September 27, 2019

Present: Rick Thiemann, Sara Vinup and Courtney Hunt

Meeting called to order at 9:50AM

- August 13, 2019 meeting minutes approved
- Pool stabilized – chlorine levels
- Gate sturdy rolling gate, security system, DVR, control of the gate remotely (activate/deactivate); quotes
- Financial report – monthly balance was reviewed; all is in balance
 - Beginning Balances and Ending Balances were reviewed
 - Monthly income, and monthly expenses were reviewed. Including pool rental checks and account interest
 - Current budget was discussed and all financial areas remain on track
- OSS account needs to be charged for any maintenance and upkeep of this property
 - Possible increase to OSS assessment in the future
 - Due to age of the systems causing any upcoming damage due to wear and tear
- Pool house is doing well, no repairs are needed at this time
 - Additional pool chemicals and supplies have been ordered. These should last us through the remaining of open season
 - Stereo with outdoor speakers has been installed for pool/party entertainment
 - New/Used camera has been installed, replacing the forward facing camera
 - Viewing and recording is working well on all cameras
- Boardwalk areas near the pool and park are requiring minimal repairs
 - Few replacement boards and screws will be purchased and replace boards that are in need of repair
- Compliance notices continue and many residents are responding in an appropriate way and with resolution
 - All guidelines outlined in the Covenants and By-Laws will be followed and enforced
 - Additional “rules” are in the process of being developed for community vote
 - 3 compliance hearings have been held. All 3 are currently resolved
 - Additional homeowners will be notified of any issues
- Home Recognition committee is going well, this will continue through September
- Additional information on small claims court was gathered for homes currently delinquent
 - Board will be filing claims through Onslow County at the beginning of September to request funds be received
- Irrigation system near the front gate has lost prime.

- This was inspected by Rain Maker and it has been determined the motor has a leak causing the need for a seal replacement. There is also possibly a leak underground. Rain Maker will winterize the pump and this issue can be addressed further in the future
- A billing statement has not been received for previous repair of front gate damage due to a vehicle collision. This will be followed up on and assured payment received.
 - When a new gate is installed at the rear entrance off of Kinroff/Sanders, a gate maintenance contract will be considered at that time
- The appropriate protocol will be verified with the builder on location of septic line placements to assure no damage can be done by any trees planted on properties.
- Realtors and property management companies will be contacted to assure they have our resident information form so we receive new resident contact information
- Fee for Certificate of Assessment documentation will now be issued, this is set at \$25 per assessment starting immediately
- Grandfathering Compliance forms are still being accepted
 - These are being offered to prevent any issues that may arise in the future
- Board member badges are on order so board members may be easily recognized
- Facebook group page discussed
 - This is to remain a Closed Group and identity verifying questions must remain in place for security of our residents
- Plan for an Annual Golf Tournament is being developed, Scheduled for October 2019
 - Proceeds each year may go to various updates throughout the community
 - Additional 4th banking account may be opened to hold fundraising donations
 - All fundraising donations this year will go towards park/playground updates

Next meeting will be held on November 5, 2019.

Meeting adjourned at 11:30AM