



The Highlands at Queens Creek HOA Community Meeting - April 6, 2019

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

Meeting called to order at 6:05PM

- Request to address the board explained
 - No request had been received, floor was opened to new requests
 - No new requests were given
- January 11, 2019 community meeting minutes approved
- Financial report reviewed
 - March 2019, checking
 - Savings (reserve)
 - Income
 - Cash/checks received
 - 95% of HOA assessments have been received
 - Insurance money from keypad accident with DHL
 - Key pad was moved
 - Expenses and ending balances
 - Off-site septic transfers
 - 2018 actual income and expenses
 - 2019 budget; year to date
 - 28% in expenses
 - Month over month expenses and reports
 - Stats arrears
 - Outstanding prior to 2019
 - Collected in 2019
 - Quarterly summary
 - Reconciliation of HOA assessments in OSS
 - PayPal explanation for adjustment and fees added into payments online
 - PayPal Fee + \$0.32
 - Base OSS 47 homes
 - Less 4 homes delinquent
 - Money Market account makes interest so funds will remain in this account, unless needed, until the end of the year
 - Contract for common area lawn maintenance completed
 - Tad Oaks – same as 2018
- VP report
 - Compliance reports – compliance committee has formed
 - Committees include – Architectural, Compliance, Gardening, Home Recognition, Welcoming
 - Easter Event will occur on April 13th at 3PM at the pool house
 - Canvas painting will be provided
- Footbridge construction
 - School bus safety concerns
 - Parking at bus stop, try to stay inside the gate instead of parking in grass or on side of road out of gate
 - Park on Southerland or Inverness
- Road repairs
 - Shoulders at front gate will be widened
 - Will have extra heavy asphalt to help prevent wear
 - Speed bump at back gate will be approximately 30" wide and 6" tall
 - Additions to current speed bumps would require removal of current speed bumps and replacing
 - Using plastic speed bumps that can purchased, would be quickly torn up with constant use and larger vehicles
 - After this repair, homeowners could be held responsible for cost of repair.
- Rear Gate
 - Opening and closing of the gate has been provided by volunteers
 - Replacement gate estimate have been received, to include a single, heavy duty, slide gate, keypad and security system.
 - Remotes or fobs may be available replacing keypad
 - If HOA membership is suspended, access to rear gate could be removed
 - Cannot remove front gate access
- Front gate is currently controlled and will remain open from 5AM-8PM
 - Street speed limit signs will be placed in the next 3 weeks
- New construction has begun on 42-44 homes, depending on wetlands properties
 - 7 homes currently being constructed
- Suggestion of Family Movie Night was made by community member

Next meeting will be held on July 13, 2019 @9:00am (subject to change)

Meeting adjourned at 6:56PM