



The Highlands at Queens Creek HOA Community Meeting – January 11, 2020

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

Meeting called to order at 9:02AM

- Request to address the board
 - No requests had been received
- October 5, 2019 community meeting minutes reviewed and approved
 - Motion and second motion to approve
- End of year financial report
 - Bank statement reconciliation
 - Budget comparison – Income/Expense reviewed
 - December month over month was reviewed
 - Income/expense details for 2019 were reviewed
 - Budget for 2020 was reviewed and approved with motion
 - Reconciliation of HOA Assessments incl. OSS
- VP Report
 - Compliance notices have continued. Responses are being well received.
 - All committees are performing well.
 - Pool remains closed for the season. Expecting to open for the season in May 2020.
- Old business
 - Volunteers – we currently have 2 volunteers opening and closing the back gate Monday – Saturday.
 - Front gate continues to be scheduled for opening and closing 5am-8pm, 7 days a week.
 - Fence repairs have been completed around empty lots along Inverness
 - Cover for the pool has been installed to assist with annual savings in pool management, chemicals needed, and electricity.
- New business
 - New rear gate installation has begun
 - Cameras are up and running.
 - Gate will be on an automatic opening and closing schedule to match the front gate (5am-8pm) until all remotes have been distributed and any possible malfunctions can be worked out.
 - Each home with a good standing membership status will be offered 2 remotes with any additional remotes available to purchase.
 - Prior to receiving remotes an Acknowledgement and Agreement form related to remote use and gate access will need to be signed by homeowners.
 - Homeowners of rental homes will need to send a signed copy of the form allowing tenants to receive gate remotes on their behalf.
 - Gate access will be tied to membership status. If membership status is suspended due to delinquency of assessments (as per covenants/bylaws), or non-compliance matter, back gate access can be denied.
- Accomplishments for 2019
 - Pool management Jan-Apr 2019, bus stop bridge construction, bus stop light repair/replace, back flow valve repair, front gate repair, irrigation/sprinkler repair, pool cover installation, poolhouse paint job, poolhouse blinds, poolhouse microwave, poolhouse landscaping, road repairs, fencing repairs, new back gate initiated, baby changing station installed, stereo installed for pool entertainment, TV installed with ROKU streaming.
- Potential projects for 2020
 - Road shoulder repairs along washed out areas, particularly along Inverness
 - Drainage ditch excavation in common areas
 - Speed bump enhancements
 - Boardwalk repairs and possible replacement of all footboards
 - Post and chain placed around the front gate to prevent future wear
- Homes with outstanding assessments will have liens placed on the property. Homes with liens expiring will be reassessed and possibly renewed if a balance remains.
- Vote on board members for the year 2020 was motioned and approved.
 - Rick Thiemann – President
 - Courtney Hunt – Vice President
 - Sara Vinup – Treasurer
 - Christy Breshears – Secretary

Next meeting will be held on March 14, 2020 at 6PM (subject to change).

Meeting adjourned at 10:05AM