



The Highlands at Queens Creek HOA Community Meeting – July 13, 2019

Board Members Present: Rick Thiemann and Courtney Hunt

Meeting called to order at 9:02AM

- Request to address the board explained
 - No request had been received
 - Open floor for questions
 - Question on the need for Go Daddy website; multiple inquiries, location of documents, payments received
 - Question if any additional roads will be added; not at this time
 - Question for additional speed bumps; no additional at this time
 - Question on if the road will be widened at the front gate (right side of turn on inbound); no answer at this time, we will inquire
- April 6, 2019 community meeting minutes reviewed and approved
- Financial report reviewed, June 2019
 - Beginning balances; checking and Reserve account
 - Expenses and ending balances
 - Budget comparison; income and expenses
 - YTD including; HOA fees, OSS, poolhouse rentals, late fees, refund from insurance due to DHL accident at front gate
 - Funds remain in OSS account to collect interest, balance adjustment will be made at end of the year
 - Utility costs are on budget
 - Pool/poolhouse maintenance and chemicals are minimally over budget
 - In other expense categories we are under budget
 - Budget percentage is currently 42.65%
 - Funds are set aside in our budget for new back gate
 - Quarterly summary reviewed
 - Including STATS, late fines, legal fees, etc.
 - OSS Reconciliation reviewed
- VP report
 - Compliance notices are continuing to going out
 - Majority of residents are responding well
 - All committees are performing well
 - Welcoming committee has been passing out welcome letters to new residents
 - Review on pool rules and reminder to be respectful of poolhouse facilities
 - Residents and guests may be asked to leave if these guidelines are not followed
- Rear Gate
 - Opening and closing of the gate has been provided by volunteers, a new volunteer has been added
 - New rear gate is our priority at this time
 - Replacement gate estimate has 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
 - Possible maintenance costs on new back gate; maintenance contract
 - Speed bump by rear gate has been installed and is doing well
- Front gate is currently controlled and will remain open from 5AM-8PM
 - Black Tacoma truck hit the front gate back in May
 - Insurance deductible was significant
 - We repaired the gate ourselves, costing a total of \$77.69
- New motor for irrigation system up front by the gate has been purchased and installed
 - Motor ran dry; waiting for Rain Maker to inspect
- 4 homes remain in delinquency; quarterly statements have been sent with a notice of proceeding to small claims court
- New construction has started consisting of 42 homes; approximately 2 are under contract
 - New common areas in phase III will be minimal and consist of septic fields and small areas along the road
- Pest control contract has been signed for the poolhouse including a warranty
- Set of Rules for the community are being developed
 - Will be an addendum to the covenants
 - Rules will be formally voted on
 - Suggestions from community members are welcome

Next meeting will be held on October 12, 2019 @6:00PM (subject to change)

Meeting adjourned at 10:12AM