

Highland Meadows Homeowners Association

Annual Meeting
August 24, 2019

Officers Present: Barrie Schwartz – President, Eric Bartlett – Vice President, Debbie Webb – Secretary, John Genduso - Treasurer

Attendees: 35 signed in, several others attended but did not sign in.

Barrie called the meeting to order at 11:06 am

1. Introduction of all members in attendance
2. All officer reports:
 - a. Barrie discussed legal issues (single-family homes/camping) and web traffic (over 10,000 visits in the past 12 months).
 - b. John Genduso gave financial report to all members and discussed dues owed and mandatory.
 - c. Debbie and Eric had nothing to report at this time
3. Old Business was discussed regarding the success of the garage sale July 7, 2019 that was held in John O’Leary’s front yard. The community will hold a sale each year around same time. No other old business was discussed.
4. New Business:
 - a. Brady Behrendt discussed his issues with camping in trailers on property on Elkhorn. John Genduso invited Brady to join the committee and help update our covenants concerning this (and other) issues.
 - b. Richard and Kathy Grenfell spoke out regarding trash on properties.
 - c. Cindy and Chet Jewell provided some important HOA historical information regarding the Legal Defense Fund, dues and camping issues.
 - d. Barrie spoke of the need to replenish HOA Legal Defense Fund. HOA spent \$1100.00 due to the legal problem that required us to obtain a lawyer for a property issue earlier this year. \$328.00 left in legal fund. A healthy discussion next occurred with many attendees participating. It was decided that the membership would vote annually to determine an amount to be earmarked for legal defense each year based on income received from dues. This year, \$800.00 was earmarked to be added to the existing \$328.00 in the fund and approved by majority vote.
 - e. Sandra Bartlett discussed the need for liability insurance and the Board agreed to explore it further.
 - f. John Genduso raised and members discussed several issues, including Neighborhood Watch, slash removal event and deciding on the amount to donate to 4 Mile Fire Department. Members voted to make annual donation \$500.00. Other issues pending.

The meeting was adjourned at 1:10 pm

Submitted by:
Debbie Webb, Secretary