

**LAKES AT HIGHLAND GLEN COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS REGULAR SESSION MEETING MINUTES
November 7, 2018**

PRESENT:

Board Members

Scott Brown
Jibbie John
Leslie Ramos
Peter Tran

Absent

John Cornwell

Managing Agent

Shontele Redeaux

CALL TO ORDER AND ESTABLISH QUORUM:

With a quorum being established the meeting was called to order at 7:08 p.m.

HOMEOWNER FORUM:

PAUL GROHMAN WITH GROMAX

Paul Grohman with Gromax attended the meeting to discuss the agreement he submitted to the Board by email for consideration. With new homeowners in attendance the Board provided background information regarding how Gromax was left with no point of entry to their property after the development of the Preserve at Highland Glen, this has forced them to seek access from the Association as their land is currently landlocked. The Board requested they provide a non-binding letter of intent with an actual dollar amount of what they will pay the Association for this easement. Once received the Board will present it to the membership for comment. The Board also requested they submit a map with the right of way drawn on it. The Board advised Mr. Grohman once the above items are complete and submitted to Signature Association Management the Board will provide a quick answer to their modified request.

TOWNSQ:

Shontele Redeaux with Signature Association Management provided a quick overview of the services being offered through C3 and how the new system is integrated into our current system. All homeowners who have an email address on file with the Association will get an invite to join and create an account through TownSq. Homeowners will be able to see any open violation letters and can see their balance due in real time with payment being made through ATGPay the funds will automatically apply to their account.

SUMMARY OF EXECUTIVE SESSION:

Management advised the membership that the Board ratified the October 3, 2018 Executive Session meeting minutes, the Board discussed one homeowner request, the attorney status report, one open attorney item, the collection report and the Gromax property.

MEETING MINUTES:

A motion was made, seconded and unanimously approved to ratify the October 3, 2018 regular session meeting minutes.

FINANCIAL STATEMENT:

Management went over the income received and the expenses paid out through September 30, 2018. In addition, management went over any areas in which the Association is currently over budget.

The Board asked management to contact AT&T loyalty department about getting a better rate for the phone service.

The Board discussed the 2019 budget and 2019 assessment rate. The homeowners were advised the Board and Finance Committee have been discussing the 2019 budget and assessment rate. At this time the budget and assessment rates have not been approved but will advise the homeowners once the budget has been approved and the assessment rate for next year set.

NEW BUSINESS:

McKenna Bids

The Board reviewed bids submitted by McKenna Construction to install fall surface in both park locations and to replace the baby swing that is damaged for \$125.00. After discussion, the Board tabled replacing the fall surface at this time but agreed to change the entire baby swing for \$125.00.

COMMITTEE REPORTS:

IRRIGATION

The Board asked management to reach out to Rey Riviera to see if anything can be done to protect the irrigation system such a wrapping to help prevent irrigation damage.

The Board was advised Gulf Coast Pumps was out as the pumps are not working which is why the seasonal flowers have not been installed. After discussion, the Board asked management to reach out to Gulf Coast Pumps to schedule a meeting between their office, Rey Riviera and Director Tran to assess the damage.

HOLIDAY DECORATING CONTEST

Management advised the Board that judging for the holiday decorations will be done on Saturday, December 15th with a rain date of Saturday, December 22nd.

LANDSCAPING

A homeowner in attendance advised there are ant mounds throughout the common areas. Management advised they would notify the landscaper accordingly.

PEST CONTROL

The Board advised management that there is a large asp infestation in the oak tree between the slides and lake. Management will solicit a bid to have this area treated.

OTHER BUSINESS:

A homeowner in attendance asked the Board about having the faded cautionary gate sign replaced. Director Tran advised he has the replacement sign and it will be replaced shortly.

ADJOURNMENT:

With no further business to come before the Board, a motion was made, seconded and unanimously approved adjourning the regular session meeting at 7:53 p.m.