

The Highlands, Inc.

OPEN BOARD MEETING MINUTES FOR 2025

Note: Letters read at open board meetings are not identified in these minutes. Any owner may request a copy of any letter read at open board meetings.

THE HIGHLANDS, INC.
OPEN BOARD MEETING
January 15, 2025

Call to Order (Please silence phones)

Roll Call: Present: Vice President, Rich Vertel, Secretary, Yvonne Kuhlman, Treasurer, Elizabeth Hinds, Communications Director, Connie Rose, Maintenance Director, Dave Armstrong, President, Sara Danville Gelhaus, Compliance, Chuck Ardingo, Maintenance, Tony Bettens. Matt Roth, Maintenance was absent.

Pledge of Allegiance/Moment of Silence

Reading of Protocols

Revisions to the Agenda – The Social Committee will wait until next month to report.

Approve Minutes from December Open Board Meeting as Posted: Motion by Chuck Ardingo, seconded by Tony Bettens, no discussion and unanimously approved.

Correspondence – Yvonne read a letter submitted by a group of residents regarding expenditures they feel violates the CC&R's. The expenditures were related to the men's and women's restrooms and pool heating solar system. Chuck Ardingo thanked the residents for addressing this. He will continue to provide answers to their inquiry. He noted that there were some safety issues in both the mens and womens restrooms and improvements were made to address those concerns during the remodel.

President's Report - Sara Danville Gelhaus: Reminded residents that there will not be a regular (Wednesday) Board meeting in February, only an Annual Meeting on Friday, February 7 at 1:00 PM. Residents can also vote in person on February 7 from 8:00 AM-10:00AM.

Vice President Report - Rich Vertel: If anyone did not receive a Ballot for the upcoming election, please see Diane.

Treasurer's Report – Elizabeth Hinds: A couple of areas where we were over in office supplies. We purchased a fire-proof file cabinet and check printing because we went to a new bank. Motion to approve the report made by Connie Rose, seconded by Rich Vertel, no Board discussion, some resident discussion. After no further discussion, the report was unanimously approved.

Secretary Report - Yvonne Kuhlman: A thank you luncheon for Donato Valdivia is planned for Monday, February 17 in the Clubhouse from 12:00-2:00PM. Residents are free to do anything they want for Donato. However, there will be a board presentation and

a group gift presented to him at the luncheon. If anyone wants to donate to the group gift, there will be a box in the office for that purpose.

Maintenance – David Armstrong: The Board is trying to be fiscally responsible and working to keep residents safe. Some restructuring is taking place in-house. With Donato's departure, the Board is looking at contractors to do some maintenance projects. The truck is no longer needed. We have obtained quotes from three vendors but have only heard back from one vendor. Dave made a motion to spend up to \$16,500 to hire a maintenance company. The contractor is not licensed or bonded. After some discussion by the Board and residents, the motion was tabled pending further quotes and to find a company that is licensed and bonded. We will address this at the next Board meeting under Old Business, Maintenance Company. Dave mentioned if residents observe any issues around the community to let the office know.

Dave further mentioned that it has been brought to his attention that some residents are feeding javelinias. He asked residents not to do this as it is an Arizona violation and a safety hazard. Any issues, please notify the Highlands office.

Compliance - Chuck Ardingo: Continuing to process HIR requests and all were approved. Ongoing concern with the easement on Desert Springs with debris filling up. Chuck has spoken with their representatives but not getting much response. Concern about lighting on streets. Any other concerns, contact Chuck.

Communications Report- Connie Rose. She noted the following:

- Some articles were missed in the January Fling. Please submit any articles directly to Diane Flores at diane1highlands@gmail.com. Please include Fling in the subject line.
- Volunteers are needed for potlucks. A sign-up sheet is in the Poker room.
- If any corrections to the phone directory are needed, please let the office know. A new directory will go out soon.
- Hooks in the showers will be installed soon.
- Will be meeting with the cleaning company. Any suggestions regarding cleanliness in the clubhouse let Connie know.
- Photos in the Directory – these will not be included in the next directory. Space will be used to explain the CC&R's.

Contracts - Sara Danville- Gelhaus: None at this time.

Social Committee Report- Cindy Bennett: If anyone has something they would like included on the calendar, contact Cindy. She reminded residents the Yard Sale is February 15. The Clubhouse is closed on February 21st for the White Elephant Sale which will be held on February 22. Cindy is looking for potluck hosts for Feb-May.

H.O.R.A.C- Ron Wiehl: He noted the following:

- Concert poolside recently was well attended with about 65 attendees.
- January 31 Hike, starts at 8:30am
- 60-day Walk Challenge from February 3-April 3. Details to be determined.
- HORAC meetings occur on the 2nd Thursday of each month at 9:00AM in the Resource room.
- 2nd Annual Olympics on Thursday, February 20, a sign-up sheet is available, limited to 18 people.
- Golf, Wednesday's through March at noon
- March 18 Concert with new entertainer Chance Romance, 2:00-4:00PM
- Archery at the RV lot, bring your own bow

OLD BUSINESS

- Rental Caps – Chuck Ardingo reported. He thanked everyone for attending the Information meeting recently. He reminded residents to vote on this on their ballot.
- Security Camera – Tony Bettens reported. He contacted a couple of companies for quotes. Looking to install inside the Clubhouse and by the pool and from the office area to the exit. Looking at three types of cameras
 - LPR (License Plate Reader)
 - Infrared

Sara clarified that Tony is not at a place to make a recommendation or motion as he is still gathering information

OPEN FORUM

A resident commented about the cost of purchasing a camera system and if it would be a capital improvement project. Information is still being gathered but this is something that the community has been wanting.

A resident inquired about who's responsible for landscaping at the Highlands entry. There are large bushes that interfere with line of sight. It's Desert Springs property.

Meeting adjourned at 11:18AM.

Reviewed by Secretary, Yvonne Kuhlman, Submitted by Diane Flores

Open Board Meeting Minutes pending until approved in next Open Meeting.