

Highlands at Geist
Annual Meeting Notes
November 14, 2011
7:00 PM – 9:00 PM

1. Introductions
2. Activities – all the neighborhood activities were discussed and a couple were eliminated due to lack of interest, scheduling issues or cost.
 - a. Santa visit – due to low number of participants over the last several years and highest cost for any event this activity has been eliminated. Anyone interested in revisiting this event should contact the HOA Board.
 - b. Easter Egg Hunt – due to undependable weather and time of year for spring vacations this event has been eliminated.
 - c. Neighborhood Garage Sale – this event continues to be popular and at minimal cost. Several dates were discussed, and the consensus was to have it at the same time as the St. Simon festival – early June. Michele Vollmer has volunteered to head up this activity for 2012.
 - d. Halloween – Michele Grelle said this year’s Halloween activity was well attended, and she will head up the activity for 2012. She may look at have the parade/contest the previous Saturday before Halloween to allow more time for activities where as having it the same day of Halloween presses for time to have dinner and the start of trick-o-treating.
3. Crime Watch – Emma Dinkens has been leading this group for many years – thank you for your service! Emma is stepping down and Michele Vollmer is taking over. Not too many issues were brought up except for some trespassing at one of the vacant homes. The focus will be to assign vacant block captains and collect emails for distribution of crime watch issues.
4. Architectural Control Committee – there was a lot of discussion regarding the condition of the neighborhood and a target to design a plan to make capital improvements. The ultimate goal is to maintain property values and possibly help increase value. Many of the surrounding neighborhoods have upgraded their appearances.
 - a. Front Sign – this will be replaced in the near future. Pat Carroll has collected the costs of changing the sign, and we do have funds available. Pat will work on the final design of the cement sign and get input from some homeowners.
 - b. Landscaping – we will stay with the existing company. They have done a commendable job and maintain costs for many years. We will also look at the

costs for removing some of the diseased pine trees in front and costs for replacements.

- c. The ACC will be pulling together suggestions and costs for possible replacement of the street signs. Decorative posts and signs are now fairly common in surrounding neighborhoods and give the neighborhood a more upgrade look. No timeline was given – costs and available funds will determine if and when a project like this can move forward.
 - d. Holiday Decorations – Kim Hazzard will work on getting the holiday decorations up on the front sign. Kim noted that having lights through the trees is costly, and the lights tend to get vandalized over the year. She will look up new wreaths and garland for this year.
 - e. Covenants/By-laws – Another focus for the ACC will be homeowner awareness of the covenants and by-laws. This will hopefully bring a better understanding of what is allowed and what is required of each homeowner and the maintenance of their property.
 - f. Donna Carroll and Karl Kloc were present at the meeting (both ACC members) and commented that if there are issues that need to be addressed to please contact them.
 - g. One suggestion was to have a mail post painting event in the spring. Mail box information (replacement, posts, paint) are noted on the HOA website.
 - h. ACC Committee – Karl Kloc, Donna Carroll, Deana Cope (status to be confirmed) new volunteers Peg Ellefsen and Emma Dinkins
5. Financials – Jim Muhl reviewed the line item budget and historical numbers. While there are cash reserves the level is low.
- a. Past Dues: Collection of past dues has improved, but there are still about 5 past due for this year and 5 with multiple years past due.
 - b. We do have funds set aside for a new front sign. At the moment the initial quotes are less than the reserve.
 - c. With the lack of overall reserves and proposed capital improvements, the dues (which have not been raised in 7 years) will increase from \$125/year to \$180/year. The payment will be split \$90 in the spring and \$90 in the fall. Even at \$180/year, Highlands has one of the least expensive dues of subdivisions with or without a pool. The neighborhood to our immediate north has dues of \$220/year.
6. Other
- a. Pond review – there is little information regarding our retention pond, so a committee was formed to dig up any and all information that is pertinent (i.e., insurance, responsibilities – homeowner, neighborhood and city). Committee – Pat Carroll, Emma Dinkins, Diana Fortier
 - b. Management Group – Kim Hazzard and Emma Dinkins are looking into costs of having a neighborhood management group. There are many issues that arise like dues and property issues that would be better addressed by a management

group versus neighbor against neighbor confrontations. Hope to have something to present by the spring.

- c. Directory – Kim Hazzard will be working on a new directory for the neighborhood.
7. Board Elections – The following people will be holding office for 2012
- a. President – Jim Hazzard
 - b. Vice President – Brad Matthews
 - c. Treasurer – Jim Muhl
 - d. Secretary – Michele Grelle

Respectfully submitted

David Wiseley
Former HOA President