

Highland Trails Homeowners Board Meeting Minutes 03/12/2012

The meeting was held at the home of Tom and Sandy Jones.

In attendance were: Ed McNichol-President, Kim McNichol-Treasurer, Greg Schmidt-Landscaping, Lisa Ward-Secretary and Sandy Jones-Member at Large.

Ed began the meeting by stating that the annual meeting for Highland Trails will be held on Thursday, April 12th, 2012. As Ed will be out of town, he asked that Tom Jones preside at the meeting in his absence; Sandy Jones accepted on Tom's behalf. It was determined that Ed would check with Mill Creek Elementary to secure a meeting space.

Homeowner Complaints

The Board had received complaints regarding two homeowners who have utility trailers in their driveways on a fairly consistent basis. Ed checked our covenants and there is nothing that prohibits utility trailers...only house trailers (ie travel trailers, campers etc.). He spoke with the homeowner in his cul-de-sac regarding his trailer and was told that it was only being parked there at night until a secured worksite was available. We will answer the concerns regarding utility trailers in the next Newsletter and will appeal to homeowners to minimize the appearance of equipment such as these in their driveways. In addition, we will also address overall home appearance in the Newsletter and appeal to homeowners to take pride and keep up with general maintenance on their homes (ie moss growing on roofs, trash being left in driveways etc.). Unfortunately, our Bylaws are very general and do not address specific maintenance issues such as these.

Board Elections at Annual Meeting

We discussed our positions as Board members for Highland Trails. All of us agreed to retain our positions for another year unless someone else steps forward with a specific interest. However, Kim would definitely be willing to give up her Treasurer position given the current demands of her day job. We will advertise the "opening" in the Newsletter.

Fence Request

A homeowner on 144th had submitted a request to erect an iron fence across the easement next to his home. Our Bylaws allow only wooden structures as fencing in our development. This was communicated to the homeowner who stated that this project was on hold until fall now anyway, when he will revisit his plans.

Landscaping

Greg examined a rotted tree that was brought to his attention by a homeowner on 144th. This tree will be removed on the greenbelt side. Greg will request that our landscapers remove ivy from some of our greenbelt trees at the advice of an arborist who said that the ivy will eventually kill the trees. We discussed the chronic and persistent problem of moss on our trails. It was suggested that we get a group of people to do this...such as a church group. Sandy will follow up with her church to see if there is some interest in taking this on as a fundraising project. The increasing problem with roots breaking through the asphalt on our trails was brought up. It was pointed out that we can't continue to overlook this as it is a liability and safety issue. Greg agreed to get some bids and we will begin by fixing small areas at a time as our budget allows. Overall, Greg stated that he is happy with our current landscape company and feels that they are much improved since they started in our neighborhood. It was also pointed out that in general our trails seem to be better maintained than in past years and that the landscape company seems to be on top of regular maintenance.

Playground Installation

Homeowner Melissa asked us to have the Landscapers weed the two areas where the playground equipment is to be installed prior to the installation date which is currently set for Saturday, March 24th. Greg agreed to request this of the landscapers. The plan was discussed and it was decided that Kim, Sandy and Lisa will provide the food and beverages for the team working on the installation. Melissa sent out a request for specific equipment and for concrete to be provided at the site. It is clear to the Board that Melissa is expecting us to spearhead this project when in fact, we feel it is hers to follow through on. The saga continues...

Newsletter

We discussed getting a newsletter out prior to our annual meeting on April 12th. Ed will send me some content and I will incorporate some of what we discussed tonight.

Financials

We currently have approximately \$44,000 in our bank account. Outstanding homeowner dues amount to \$7,700. Three of these homeowners are past due more than a year. Statements for all outstanding accounts were sent out yesterday. We need to look at placing some liens and updating past liens. Ed will look into contacting an attorney to advise us on going forward with this.