

**Highlands Rosedale Homeowner's Association No. Two Inc.**  
**Board of Directors Meeting Minutes**  
**December 16, 2020**

**Board Meeting – December 16, 2020**

Meeting was called to order at 6:32p.m. via Zoom. **Quorum was established** by members present.

**Present:**

William Leming – President

Phyllis Lord – Treasurer

Marsha Malone-Thompson – Secretary

Diane Raccio – Vice President

Ed Mazer – Member-at-large

Jane Nichol – resident

Beatrice Davis - resident

**Proof of Notice of Meeting:**

- Proof of notice was sent via email on December 6, 2020 to all Association members.

**Approval of Minutes:**

- Motion by Diane Raccio to approve the posted minutes from the September 24, 2020 board meeting and seconded by Phyllis Lord. **Motion passed.**

**Approval of Expenditures:**

- Motion by Ed Mazer to approve expenditures for irrigation, Master Association, and website maintenance and seconded by Diane Raccio. **Motion passed.**

**Business:**

○ **Treasurer's Report**

- 2020 budget and projected budget for 2021 was presented with an accrued \$1,200 surplus (to be applied to future house painting).
- Dues have been collected from all homeowners. Homeowners have the option to pay dues annually rather than quarterly. HOA2 dues will remain at \$475/quarter for 2021.
- Tree trimming for 2021 shows an increase in the budget due to more high trees.
- Roofs will be cleaned next year and sprinklers will continue to be repaired as needed, both resulting in added expenses for 2021.

**ARC Committee Report:**

- No outstanding forms for approval were reported.
  - It was noted that the Master HOA is becoming more stringent in its approval process to protect the uniformity within our community. We will follow their lead.

**2021 Annual Member Meeting:**

- We have a tentative date of Saturday, February 6, 2021 for our Annual Member Meeting which will be conducted virtually. Members will be notified of confirmation.
  - Only two submissions were received for posted board positions therefore an election will not be necessary at this meeting.

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**Open Discussion**

- Many lawns are experiencing brown patches. A second opinion was received to confirm what Teal suggested was weeds dying out and or fungus growth. ***A weed and fungicide will be applied to all lawns on Thursday, December 17, 2020.***
  - Homeowners wishing to replace areas that have died may do so at their own expense of \$1/sq. ft. to remove and replace sod (labor no cost – fee is for sod only). This is a substantial discount from the \$2.50/sq. ft. commercially. ***Members are to make individual determinations regarding sod replacement.***
  - Members discussed Teal submitting a timeline of services, applications and the objective of each. ***The board will invite Mark Dover to attend a board meeting to address concerns and to provide a schedule of services.***
  - Dues to Master HOA. Annual Master dues will be \$1672.
  - Discussion was held regarding house painting: last completed in 2014. It was determined that only painting the trim would not be feasible as color palette may change before total painting is done.
  - Beatrice Davis has concerns about the new house adjacent to hers was graded two feet above her property and as a result is experiencing excessive water runoff to her home. The builder has been contacted on numerous occasions with unsatisfactory results.
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- **Next Meeting Date:** To be determined
  
  - **Meeting adjourned at 7:22p.m.**

Marsha Malone-Thompson, PhD  
Secretary