

**Highlands D2 Homeowners Association**  
**June 23, 2022 Board of Directors Meeting Minutes**

The meeting via Zoom was called to order at 6:34 pm.

Board member present included Bill Leming, Ed Mazer, Phyllis and Diane Raccio. Marsha Malone Thompson was out of the country and could not attend.

The quorum was established and the Proof of the Meeting Notice was the June 8 email notice to all members.

The minutes from the previous Annual Meeting and Board meeting on January 29, 2022 were approved.

***Treasurers Report:***

Three invoices for \$663.16 were approved for payment.

Quarterly fees have been received by all but one and Phyllis will follow up as it appears to have been sent.

***Old Business***

House Painting – seven or eight forms have been returned to date. Bill will send a message requesting responses by mid-July. Braendel intends to begin painting in August.

***New Business***

***Teal Resignation*** – Teal Landscaping has notified 10 HOAs within Rosedale that they are resigning at the end of June. They will continue to work for the Master HOA and maintain the common grounds. HD2 payment to Teal was cancelled for June and Bill will attempt to address the payment amount amicably with Teal.

***Potential Landscaping Replacements*** – Bill Leming has been researching other resources and found two who would be ready to step in July 1st. They are BrightView and Yellowstone. Teal charged us \$91 per house per month.

Differences in cost per house

**BrightView:**

- \$102 per house per month (\$11.00 more/month/house)
- Would be a 3-year term. 7 trimmings included
- Will provide a monthly management report
- Would welcome periodic inspection tours
- Gave impression they want to do a good job

**Yellowstone:**

- Greater cost per house per month than BrightView
- asking for \$4,000 up front to regain control of growth

The motion was made, seconded and approved to immediately execute a contract with BrightView.

### ***Dues***

Increase Costs:

- BrightView increRoof Cleaning Will require a \$13 per quarter per house increase
- Mulch – we are budgeting \$13 per house per quarter for spreading
  - Last year Highlands purchased 2,160 bags of Mulch(3 cubic ft) for \$7,500 from Big Earth. The HOA was not charged by Teal to spread it.
  - BrightView would spread it for a separate fee of \$4 to spread it In Nov./Dec. Other providers exist who will spread it for far less and Bill will conduct a search in the next month or two. Mulch prices are likely to increase significantly; Bill suggested that if the cost of mulch doubles, we might simply buy half as much or 1,080 bags thereby keeping the cost of mulch the same as last year. Doing so and getting it spread at \$2.00 cost per bag which is reasonable would add an additional \$13 per house per quarter to our Quarterly Dues.

Will have a shortfall of \$60 in the next quarter need to raise increases our dues.

Phyllis Lord worked up a projected expense sheets with \$475 quarterly fees for 1st half of year and \$535 for the 2nd half. It's clear that the current rate is unsustainable and that we need to raise Quarterly Dues to \$535 beginning July 1, 2022. It is also reasonable to believe that we will not need to increase them again for 2 years and quite possibly 3 years.

We will waive the late penalty as long as homeowner deficit of \$60.00 in Q3 Dues is caught up by year end and the homeowner is current in all 2022 Dues.

The motion was made, seconded and approved to immediately raise the dues to \$535 per month

A message will be sent June 24 or June 25 to all residents explaining the increase due to increased landscaping, mulch, and roof cleaning costs.

### ***Open Discussion***

High priorities for BrightView

1. Trimming
2. Check Irrigation Systems

Ed Mazer reported on future issues at Rosedale that the Master HOA will be dealing with:

- Portable radar cameras have been purchased and will be placed strategically. They're serious about fines.
- Gate attendant hourly rate is increasing.
- Gate Monitors – there may be no coverage for certain hours.
- The gates will at some point have to be automated – will see a person remotely on screen.
- You Board is trying to have the least restrictions as possible.

Bill suggested we conduct an annual or semiannual member survey of on how well BrightView is performing and Ed said he had an email tool that would perform that function.

A motion was made, seconded and approved to adjourn at 7:35 pm.