

**Highland Ridge Homeowners' Association**

**Board of Directors Meeting**

**October 24, 2022**

The Board of Directors meeting commenced on October 24, 2022, at 8:09 p.m. via Zoom in Marietta, Georgia. Attendance was reviewed and quorum was noted. The Board members in attendance included: Eric Corona, Joey Corona, Jeff Costolnick, Marque DeWinter, Shaun Ertischek, and Josh Laskowski. Others in attendance included: Kiffer Andress, Tammy Andress, Renee Bissell, Bryan Ricks, and Ana Weiss.

Mr. DeWinter called the meeting to order and commenced with old business.

Mr. Ricks discussed the landscaping project, which was completed, and necessary upkeep.

Ms. Andress said the pool season was a success. She agreed to stay on as pool chair for another year, which will be her last.

A discussion ensued about the rules governing political signage and the need to have a clean copy of the current bylaws in order to avoid the need to search through multiple amendments.

Mr. DeWinter moved on to new business and the budget. Ms. Weiss said everyone submitted the needed budget information and that we are negative \$12,000 for the year, with the cost of trash going up, the pool going up by about \$3500, and \$15,000 needed to repair tennis court fencing. Approximately \$86,000 is in reserved after current invoices are paid. She said we have not been able to update the signors on the bank account and recommends that we open a new account at a new bank. It was discussed that the proposed budget will go out to the membership in advance of the general membership meeting. If we exclude the \$15,000 for the fencing, then we will be just under our annual revenue.

Mr. Andress said we need to notify membership of the ballot and budget at least 21 days in advance of the annual meeting. He inquired if we want to request that we increase dues and a discussion ensued about the social budget. Ms. Weiss ran through the budget line items. Ms. Bissell discussed the desire to do more social activities which would increase this budget item. Raising the annual dues, a small amount from \$726.76, was discussed due to increased expenses.

Mr. Laskowski moved to increase the proposed budget dues by \$25.00 per household and Mr. Eric Corona seconded. A discussion ensued. Upcoming potential expenses to repave the parking lot and refinishing the pool was mentioned. The motion was unanimously approved to increase dues by \$25.00.

Mr. Laskowski then made a motion to budget \$15,000 for fence repair and Mr. Joey Corona seconded it. The motion was unanimously approved.

Ms. Weiss made the changes we discussed to the budget and circulated the new numbers. Mr. Joey Corona moved to approve the budget as discussed and Mr. Eric Corona seconded. The budget was approved unanimously.

Mr. Ricks proceeded to mention the removal of a hornet's nest and the cost of a sprinkler repair. Mr. DeWinter advised that he was contacted by a land acquisition county representative that wants to pave over some grass for access to the water way area for the pump station.

Mr. DeWinter then asked Mr. Andress about the nomination process. It was confirmed that four (4) director slots will be up for election and that notice will be sent to the members.

Ms. Bissell mentioned we still need to discuss the rentals and Airbnb restrictions for the bylaws, which would permit hardship rentals only. This discussion was stayed pending further discussion with an attorney for the association.

November 30th was discussed as a potential date for the annual meeting with December 2nd as the rain date. Mr. Eric Corona moved to approve the dates and Mr. Costolnick seconded. The motion was unanimously approved.

The meeting was adjourned at 9:55pm

By:     *Shaun Ertischek*      
Shaun Ertischek, Secretary