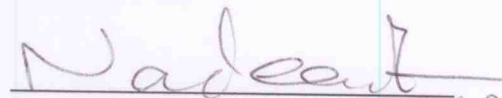


MINUTES--HIGHLAND COURT HOA

QUARTERLY BOARD OF DIRECTORS MEETING, July 28, 2020

1. Due to COVID-19 owners an invitation to the meeting was not sent to owners, and the meeting was held in Nadeem's driveway, socially-distanced, and called to order at 6:30 pm. All Board members were present as well as WelchRandall representative Bret Lacey and owner Prasad Thummalapalli.
 2. The April 28, 2020 Quarterly Board meeting minutes were reviewed and approved.
 3. Bret Lacey reported on actions taken pursuant to the Task List dated April 29, 2020 (copy filed with these minutes).
 4. Bret reviewed with the Board the HOA balance sheet and income statement as of June 2020. With respect to the receivables appearing in the Delinquency Report, the WelchRandall office will request the owners in question to adjust their dues payment settings to cover the three additional charges for Ring-to-Green lawn treatments.
 5. Business: A) WelchRandall will prepare a draft Highland Court HOA owner directory with emails and phone numbers (except for exclusions requested by a few owners) for the Board's review prior to sharing with owners. B) Owner responses to the Landscaping Survey were discussed. Since a few owners prefer to cut and fertilize their own lawns, WelchRandall will procure landscaper proposals for 2021 which break out pricing for managing the irrigation system; caring for common areas; and caring for lawns, shrubs and trees on those properties electing to receive such services, so that dues for those opting not to receive the same may be adjusted appropriately. C) Bret was requested to draft a budget for consideration at the October Quarterly Board meeting.
 6. Owner Prasad expressed to the Board his concerns about uneven quality of Brightview's landscaping work from one property to another and the lack of effective ways of getting their employees to conform to owners' preferences. Bret once again committed to promptly convey owner concerns to Brightview management.
 7. The next Board meeting will be October 27.
- The meeting adjourned at about 7:30 pm.


10-26-20