

HIGHLAND CREEK MANOR HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING

Date/Time: Wednesday, April 21, 2021 7:00 p.m.

Location: HCM Pool Pavilion

AGENDA

1. Call Meeting to Order
2. Approve Minutes from October 15, 2020 Board Meeting
3. Homeowner Forum – Homeowners may address the Board (five minutes max per homeowner but Board may shorten address time if more than three homeowners attend the meeting.)
4. Voting Recaps – Approvals Outside of Board Meeting
5. Old Business
 - a) Landscaping
 - Freeze Damage and Replacements for Entries
 - Enhancements or additions for the Pool Area
 - Seasonal Color Change
 - Tree Trimming along Frankford
 - b) Pool Area –
 - Lighting – Review More Lighting Ideas
 - Pool Repairs and Freeze Damage
 - Pool Furniture
 - c) Concrete Sidewalks and Trip Hazards -
 - Mud-jacking - completed
 - Sidewalk Repairs – Completed
 - **New areas to review
 - Street Repairs/Low Spots - Completed
 - d) Security Services and Guards
6. New Business
 - a) ARC Committee
 - Revised Guidelines
 - Revised ARC Request Application
 - b) Annual Meeting
 - c) Security Services
 - d) Toll Tag/Gates
 - e) Creek Area – Retaining Wall Repairs
 - f) Newsletter
 - Spring Summer
 - g) Pool Opening
 - Pool Furniture
 - h) Next Board Meeting – TBA
7. Financials
 - a). February
 - b). 2021 Budget – Ratify Approval
8. Executive Session –
 - a) Delinquencies

- b) Late Fee Waiver Requests
- c). Violations/ACC
- d). Boundaries/Creek/ACC

9. Adjournment