

Golf Highlands of Waterstone

HOA Board Meeting Agenda July/26

July 22, 2026 / 7:00 PM / via Zoom

Roll Call - Rachel Bordin, Jennifer Hart, Bob Daniele, Brittney Miller, Brian Janks, Brian Janks

Approval/Reading of Minutes from prior meeting

Rachel moves to approve, Christina seconds. Minutes approved.

Report of Officers

- President
- Vice President
- Treasurer
 - Financial Reports
 - We are in good shape overall for the year. The only place we are over budget is the salt for the snow, but we are still in decent shape between salt and plowing.
 - Irrigation (grounds expense) was high, due to sprinkler heads needing to be replaced.
 - Customer Balance Report
 - We have 8 homes that are still past due for dues. The two that are in collections are moving forward.
 - The IRS will be refunding the tax amount that they pulled but we will not be able to recoup the amount it cost for InRhodes to prepare our taxes. Rachel will reach out to InRhodes.
- Secretary
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Committee Reports

- Architectural Report
 - Recent requests
 - 1330 Glass Lake Circle solar panel modification request
 - 1141 Glass Lake Circle wants to install a generator.
 - Both requests have been approved.
- Communication Report - Emails/Facebook posts received
 - Lots of back and forth regarding fishing at Birdie Beach.

- Beautification Report
 - Look into vegetation maintenance at the retention pond on Glass Lake.
 - Brogan Landscaping did another retention pond in the neighborhood.

Old Business

- Master Association updates
 - Choose an HOA rep to attend Master Association meetings
 - Twice a year meeting, spring and fall. Approve budget in the fall. Brittney Miller volunteers.

New Business

- Violations
 - No violations to report
- Annual Meeting - September 17, at 7:00 pm. Jen will call Boulder Pointe about booking the room, remember the discount.
- Asphalt repair bids
 - Two bids (BSI Paving, AMI). \$48,650 total for AMI for crack filling and potholes. Currently we have \$110,000 in reserve. Currently we have a maturing CD that needs to have money moved out tomorrow, so let's move \$55,000 from the CD into our accounts and have it earmarked for the asphalt repairs. All votes in favor of moving forward with AMI.
- Preferred Landscaping - extend contract past summer 2027, sign multi-year contract for snow removal
 - Move forward with extending our summer contract for another 3 years, locking in the current contract price.
 - Winter Contract, our 2026 winter contract included 10 snow pushes and 25 salt drops. Last winter was abnormal, with almost double the amount of salt instances. We get a discounted rate on any pushes or salt drops after our allotment. Move forward with extending winter contract through 2030, matching our summer contract.
- Date for next board meeting - Sunday, August 23 at 7:00 via zoom

Adjournment at 8:09 pm