

Preston Highlands HOA Board Meeting

General Session
MINUTES
June 2nd, 2025

I. Call to Order

The meeting was called to order at 6:32PM.

II. Roll Call/Confirmation of Quorum

In attendance were:

- James Thomas (President)
- Debra Nelson (Vice President)
- Lee Franke (Treasurer)
- John Grierson (Secretary)
- Barb Ryder (Director at Large)
- Lauren Potter (CMA Management Company)

III. Approval of Dec 4, 2024 Board Meeting Minutes at 6:35PM

Debra Nelson made a motion to approve the Dec 4th General Session meeting minutes as written, seconded by James Thomas. The minutes were approved unanimously as written.

IV. Haven Landscaping and Irrigation re-routing

Discussed the sprinkler re-routing at the pool area's west entrance and the potential costs.

V. Committee Reports:

- Social Committee report given by Debra. The Spring Fling was celebrated as a great success and the need for volunteers was noted for future events.
- Landscaping Committee given by Debra. The plan for a bridge over the stream at the green space near the apartments and the addition of a park bench were communicated. The request was also made that in the event of any downed trees that the proper protocol is to contact CMA.
- Communications Committee report given by John.
 - o The HOA's communication goal is to share what you want to know about our community in an open, transparent and detailed manner
 - o CMA is a partner in formal communications:
 - Email formal Announcements such as the Pool Opening, Quarterly Board Meeting, Annual Board Meeting, Compliance and the Newsletter
 - CMA Website for forms to rent the Cabana or get an ACC form for Property Modifications
 - Pay annual fees
 - o Utilize PHNE Website for News, Events, and Contacts (Updates Coming...)
 - o Social Media such as PHNE Facebook and Next Door Neighbor
- Financials Committee report given by James.

- o A brief overview of the reserve study process and that it would start next year.
- o Larger expenditures were the addition of the shed and the pool lining.

- Rental Update Committee report by Barb.
 - o We are at cap and any new purchases in the neighborhood has to go on a wait list

- Management report by Lauren.

VI. New Business

- James noted pool monitors are not being pursued at this time. There are 8 cameras at the pool to help with monitoring and we'll use the new signage to communicate pool rules.

- The Leasing Policy Rule Amendment was reviewed by James and unanimously approved by the board at 7:42 PM.

VII. Homeowners Wanting to Address the Board

Homeowners voiced their inquiries and the board and Lauren answered. Guidance given regarding the rental process and nearby construction trash. The board noted the next meeting date of September 3rd, for the 2026 budget approval.

VIII. Adjournment

Lee motioned to adjourn the Open Session at 8:09 PM and was seconded by John.

IX. Executive Session

- The board unanimously adjourned the Executive Session at 8:46 PM