

The Minutes of the Annual Meeting of the
Highgrove Homeowners Association
April 30, 2026

The Annual Meeting of the Highgrove Homeowners Association was called to order and facilitated by Kim Lawson, Property Manager with Duckworth-Morris Realty, Co. The agenda and the 2025 actuals and the 2026 budget were given to each attendee.

Ms. Lawson introduced herself and welcomed the members to the meeting. Ms. Lawson noted the improvements made over the last year: playground engineered mulch replaced, pickleball courts remodeled, and the recent pool deck expansion with additional seating and umbrellas. New furniture was also added to the clubhouse recently.

Ms. Lawson presented the 2025 actuals and 2026 budget. The association had budgeted \$442,403.00 for 2025 and came in under budget at \$404,397.18. The developer contributed \$50,000 to the association in 2025. The 2026 budget is \$435,060.00. The current cash on hand on this date was \$185,154.15. Ms. Lawson reviewed the expenses included in the general maintenance line item of the 2025 actuals. The clubhouse rentals increased in 2025 totaling \$4745.00 in rentals (up from \$2975.00 in 2024). Ms. Lawson asked the members to present any questions they had about the expenses and budget.

Under Old Business, Ms. Lawson noted: the perimeter grass cutting to start on a 2 week schedule, builders and contractors are reminded routinely to keep sites clean, reminders had been sent for lawn maintenance, unleashed dogs, dog waste removal, garbage carts, golf carts, and the buffer will be cut once a month (as needed) in the growing months.

Under New Business, Ms. Lawson noted: garbage cart rule enforcement and if an owner wants to add an enclosure, it must be prior approved. The enclosure examples from the design guidelines were shared with the owners.

Ms. Lawson took questions and comments from the floor. These are noted below.

- Owners noted areas that appear to have drainage problems and Ms. Lawson noted those areas for her correspondence with lawn maintenance.
- An owner inquired about bidding out the lawn maintenance contract. Ms. Lawson stated that the same company would most likely be used while the neighborhood was under developer control.
- An owner asked if the pavilion couch would be replaced. Ms. Lawson said she would check.
- An owner noted many privacy fences to need maintenance and asked if there was a guideline requirement prior to the fence installation. Ms. Lawson stated she would ask about it.
- Faded street signs were reported. Ms. Lawson made a note to check on the signs.
- An owner requested hours to be established for pickleball on the weekends due to the noise. Ms. Lawson will discuss this with the developer.

There being no further business, the meeting was adjourned.

Prepared by: Kim Lawson