

# The Minutes of the Annual Meeting of the Highgrove Homeowners Association

May 20, 2025

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 2024 actuals and 2025 budget were given to each attendee.

Ms. Lawson welcomed the members to the meeting. After attendee introductions were made, Ms. Lawson began the meeting.

Ms. Kim Lawson presented the 2024 actuals and 2025 budget. Ms. Lawson reviewed the expenses included in the general maintenance line item of the 2024 actuals. The association came in over budget for 2024 at \$394,987.28. The developer contributed \$75,000 to the association in 2024. The 2025 budget is \$442,403.00. The current cash on hand was \$167,011.47. Ms. Lawson asked the members to present any questions they had about the expenses and budget. A homeowner noted the clubhouse rental income was lower in 2024 than the previous year.

Ms. Lawson noted quotes for the special mulch at the playground will be obtained and the pool area and pavilion on Talbotton had been recently pressure washed.

Ms. Lawson took questions and comments from the floor.

- An owner asked how often the buffer between Highgrove and The Townes was bush hogged. Ms. Lawson stated the association tried to bush hog twice a year and it would soon be done.
- Owners noted some common area shrubs that needed trimming, missing shrubs, and others that were dead or dying. Ms. Lawson stated that lawn maintenance had a running list of shrubs, trees, etc. and was finalizing a proposal for the developer; however she made a note to contact the lawn maintenance company.
- Owners noted areas that appeared to have drainage problems and Ms. Lawson noted those areas for her correspondence with lawn maintenance.
- An owner inquired about the schedule for the maintenance of the perimeter grass. Ms. Lawson stated there wasn't a set schedule; however, the perimeter grass was cut at least five times last year.

- An owner referenced the lawn contract expense and asked inquired about bidding it out. Ms. Lawson stated that the same company would most likely be used while the neighborhood was under developer control.
- Owners asked about the number of lots in the new phase and the number of present lots. Ms. Lawson stated she had been told the new phase would add 54 lots to the existing 383 lots and the current number of lots in the management system was approximately 326 lots with 28 of those being vacant or builder lots. She stated builders received a one year grace period on the yearly association fee.
- An owner asked if there was a maintenance schedule for the pool. Ms. Lawson confirmed the man/company who maintained the pool did so several times per week.
- Owners expressed the need for a possible third dumpster during the holidays. Ms. Lawson said she would check into adding a third. Also, several noted the need for neighbors to break down their boxes prior to discarding into the dumpsters.
- Owners noted the builders and contractors needed to be reminded to clean up the trash on the building sites.
- Regular email reminders to the neighborhood regarding lawn maintenance of lots, golf carts, unleashed dogs, dog waste, garbage carts, etc. were requested. Ms. Lawson will begin sending regular general upkeep reminders to the neighborhood as well as other pertinent covenant reminders.

There being no further business, the meeting was adjourned.

Prepared by: Kim Lawson