

**High Ridge Village Homeowners Association**  
**2541 N Reston Terrace, Hernando FL 34442**  
**Board of Directors Meeting**  
**January 27, 2025, Minutes**

**CALL TO ORDER:** Meeting was called to order at 4:00 P.M. by Pete Stirn, President at Villages Services Office located at 2541 N Reston Terrace, Hernando FL 34442.

**BOARD MEMBERS IN ATTENDANCE:**

Pete Stirn - President

Cliff Jones - Vice President

Alice Wagner - Treasurer

Todd Stuart – Secretary

Amanda Schaak - Director

**Quorum was established with (5) Board members present.**

Also in attendance was CAM Kristina Jones and President Geri Bond of VSC.

**FINANCIAL REPORT:**

A **Motion** was made by Pete Stirn, President to approve the January 16, 2025 minutes and second by Cliff Jones, Vice President. **All in favor, Motion Passed.**

Discussion was had about placement of the Agenda Signs in the neighborhood. Amanda and Pete volunteered to allow the Association to place a sign in the corner lot homes. There will now be 4 Agenda Signs placed throughout neighborhood. A sign will be placed at the front entrance of the neighborhood off Forest Ridge, (2) will be place at the back entrance off Roosevelt, (3) will be place at the corner of N. Jakes Pl + N. Burroughs Path, (4) will be placed at 471 W Shakespeare Dr. The Boards goal is to complete their Board of Directors meeting within an hour.

Everyone was in agreeance to hold BOD meeting every 3<sup>rd</sup> Monday @ 5:00 PM until a time is determined to go to every other month.

The Board also agreed to make Zoom available for all meetings, but residents must call in or email request for link.

With there being no volunteers for an ARC Committee, the board agreed to continue as the ARC Board until further notice. There was discussion about ARC and revising the ARC form. Also, more detailed of what a homeowner can do without permission and what requires approval from the ARC Committee. Todd Stuart, Secretary is going to revise the ARC Form for review at the next meeting.

Discussion about the Landscaping was had and it was decided to look into bidding out the landscaping, as well as meeting with the landscaper to confirm what is being done and if they want to move forward with a change.

A **Motion** was made by Pete Stirn, President to close out all outstanding violations and start new and seconded by Todd Stuart, Secretary. **All in favor, Motion Passed.**

The Board discussed Collections / Liens / Foreclosures, they were informed the last Board canceled the Alliance Collections Contract (leaving open collections with them, not sending new.) They retained an attorney Greenberg Nikoloff P.A. for future collections, foreclosures, and liens. The new Board decided to table this issue until they received more information to make a chance.

The Board recognized homeowners that filled a Courtesy Notice, about the increase in Association Dues. Each homeowner was able to have 3 minutes to speak. Once all the homeowners spoke, the board said they would look into and see what could be done, if anything.

The Board agreed to review the Assessment Budget and discuss again at next meeting.

There was discussion about a Newsletter, and it was decided to use the website.

Amanda agreed to work with Kristina about posting on the High Ridge Website.

In order to keep the meeting on schedule and timely, homeowner's concerns will be please at the beginning of the agenda. They will be allowed to speak for 3 minutes.

We received 3 volunteers for the Compliance Committee and they will be as follow.

Susan Grippa

Napthalie Ramirez

Wendell Oakes

**ADJOURNMENT:**

**Motion to adjourn the meeting made by Alice Wagner, Treasurer, second by Pete Stirn, President at 5:56 PM.**

**All in favor, motion passed unanimously.**