

## **High Vista Amenities Association Minutes**

### **October 21, 2025**

The meeting was called to order at 6:34pm by Michael Everhart.  
A quorum was met.

Attendees: Michael Everhart, John Downey, Laura McNeely, Ralph Carbone, Joy Quinn

Motion to accept minutes from September, second and unanimously approved.

#### **Committee Reports**

##### **Food and Beverage: John Downey**

- Fully staffed the restaurant with the new purveyor Our Thyme.
- Pizza Oven: Options were presented after Mr. Downey's presentation. Starter Pizza Oven for consideration to include Warranty, Shipping. **Motion made and approved for cost of \$2367 for pizza oven.**
  - Electrical and Cat 5 lines for pizza oven- cost to be discussed and approved.
- Replace taps downstairs (move 8 and 4) total cost \$2260
- Phones for Downstairs
- TV supply? Chris and Graham to investigate Direct TV
- Walk in Cooler Racks need to replaced: Rusted.
- Metal Shelving Units to add vinyl coating.
- Our Thyme will review decor updates: Labor cost covered by member volunteers
- Marketing suite for POS system? Consider for future
- Volunteers are requested for support. Please contact POA board if interested.
  - Specific ask to members will be forthcoming.
- Review of equipment throughout. Hood cleaning and tap maintenance should be considered as part of transition
  - Active List: Hood cleaning?

##### **Finance: Bob Carnes**

- Collective balance ended of September \$233,665. Represents \$30,000 decrease compared to balance at end of August. Reason for decrease is front loading the management fee for Our Thyme.
- Actual income and expenses in September compared to budget forecast. \$2700 lower than budgeted forecast. 3rd quarter golf use fee has been paid on October expenses decreases in event revenue. Double management fee in September.
- YTD comparison first 9 months of 2025 vs budget forecast. Income YTD \$8400 higher than forecast \$9k surplus YTD.
- Remaining report can be found in full P&L

##### **Social Committee: Joy Quinn / Laura McNeely**

- September- Music on The Green last of the year was a success.
- October 25th- Fall Festival 11-3pm. POA and HOA event
- November 7th- Team Trivia will be cancelled. Pub will be back open in December.

- Upcoming Events:
  - Ugly Sweater Event in December
  - Best Decorated Yard Contest
  - December- 6<sup>th</sup> Breakfast with Santa
  - December 13th Member Holiday Party- Crocodile Smiles Band

#### **Membership: Laura McNeely**

- Mrs. McNeely reported on membership numbers.
- Covenant changes for Charter language and membership numbers discussed during old business.

#### **Long Term Plan: Ralph Carlone**

- Will update LRP Q1 2025 financials to include most recent financials.

#### **Facilities: Chris Cradduck**

- Completed items include: winterized the pool bathrooms, water pressure booster pump installed for pool bathrooms.
- Tennis court leaf removal will occur by month end. Pressure washed tennis courts by month end.
- Dumpster and Trash service will be inherited by the POA. Waste Pro delivered dumpster to include bear lid.

#### **Legal and Bylaws:**

- No new business

#### **New Business**

- Welcome Graham Hays new club administrator.
- Nominating Committee for New Board Position: Ann Dunseith, Patrick Overbee, John McClain. Committee voted and approved.
- Amended Budget Items for Consideration: Motion made. See below for approved items.
  - Interior Upgrades to the Pub: \$1,000- Approved
  - Refinish on Dance Floors: \$2,000 - Hold for Q1 2025
  - Cleaning and Painting throughout (pub and kitchen area): \$1,000- Approved
  - Pizza Over: \$2500 (included electrical) - Approved
  - Walk in Cooler Maintenance: Racks and Vinyl \$1200- Approved
  - Replace taps downstairs (move 8 and 4) total cost \$2260 - Hold

#### **Old Business**

- Playground Update: Move forward with Blue Ridge Playground given the two RFPs. Laura will move forward with design and plans to be presented in November with a budget.
- Internet Coverage plan: Security upgrade (cameras), higher speed internet, phone etc. Proposal to be presented to board in November. Presented to Board over email and approved. \$5500 for full upgrade

- Proposal to review membership caps as defined by the covenants. Reduction of both membership total and buy-in was reviewed. Proposal includes reduction of buy-in from \$10k to \$5k and cap membership at 275. Motion was made, voted on and approved.
  - Will include in the communication re: covenant change this November. Vote will occur at annual meeting in December.

**Community Request:**

- Use other communication methods instead of facebook.

Motion to adjourn the meeting passed at 7:56pm

**Next Meeting Tuesday, November 18th at 630pm**

**Audit Trail  
Balance Sheet**