

**Highland Knolls Homeowners Association
Board of Directors Meeting
April 8th, 2026**

The Board of Directors meeting of Highland Knolls Community Association was held on April 8th, 2026 at the Crest Management offices 17171 Park Row, Suite 310, Houston TX 77084 and virtually Via Microsoft Teams

Directors Present: Jeff Taylor, Robin Aranza, and Andre Siatka

Directors Absent: Rob Swearington and Juan Garcia

Also in Attendance: Beth R, representing Crest Management

Executive Session: Due notice having been given and a quorum present, Executive Session was called to order at 5:37 p.m.

Open Session: Open session was called to order at 6:34 p.m

Executive Session Summary: Beth summarized Executive Session discussions.

Disposition of Minutes: A motion was made, seconded, and carried to approve the Minutes of the March 11th, 2026 Board of Directors meeting.

Financial Report: Beth R. presented the March 31st, 2026 financials noting total cash of \$527,823.20 total capital reserves of \$728,730.53, and total non-capital reserves of \$69,140.11. The Association has collected 90.8% of the 2026 assessments.

Business:

A. Review of Decisions Made Between Board Meetings

- Certapro Pool Building Paint Refresh- *Approved*

B. Initiation of Collection Actions, Foreclosure Actions, and Deed Restriction Enforcement Actions:

- A motion was made, seconded, and carried to turn accounts 1401004020 (tree swing), 1400101004 (resod), 1400803008 (resod), 1401103019 (mildew), 1401102013 (paint/clean garage doors), 1400401100 (mildew & resod), 1401701008 (miscellaneous items on driveway), 1400903035 (resod), 1401102039 (resod) over to the Association's attorney to pursue deed restriction violations noted on the Enforcement Action Report and to proceed through lawsuit, if necessary.
- A motion was made, seconded, and carried to approve the payment plan request for account 1400101020 as presented by the Association's attorney.
- A motion was made, seconded, and carried to authorize the Association's attorney to file lawsuit for deed restriction enforcement actions on accounts 1400401072 and 1401004024.

C. Review and Consider Landscape Maintenance Proposals- The Board reviewed landscape maintenance proposals from IMS Landscape Services, Biovista Services, SunGrow, Shooter & Lindsey, Westco Grounds, and Terry's Landscape. A motion was made, seconded, and carried to approve SunGrow as the Association's landscaper, pending a contract review by the Association's attorney.

D. Other Business

- **Park Time Clock Relocation Proposals-** The Board reviewed proposals to move the time clocks controlling the park lights. A motion was made, seconded, and carried to approve the Progressive Electric proposal and to use Non Capital Reserve funds for the expenditure.

Homeowner Open Forum: No homeowners present.

Schedule the Next Meeting: The next meeting is scheduled for May 7th, 2026 at 5:30pm.

Adjourn: There being no further business to come before the Board, a motion was made, seconded, and carried to adjourn the meeting at 7:38 p.m.

Approved:



Board Member

May 15, 2026

Date