

**KING CITY HIGHLANDS HOA
ARCHITECTURE AND LANDSCAPE COMMITTEE
MONTHLY MEETING**

September 2025

Quorum Present: Joe Mulder, Denny Peffers, Leslie Elliot, Tim Woodley, Judy Baese, Connie Holt (virtual)

Absent: Rob Mustard, Bonny Chown

Disclosure announced: No Board business to be discussed at ALC meetings given that 3 board members are presently on ALC.

Guest(s): Craig Dirksen; Bob Axton; Regan Matsler; Phyllis Fox.

Craig Dirksen commented about a missing shrub and weeds in bark dust near his property. Plan: Leslie and Bonny to follow up.

Approval of August 2025 minutes: Approved

Applications: No current applications to discuss

Arborist: Rob Mustard to consult with Halstead's re HOA tree issues

Budget:

2026 ALC budget in process.

Joe to present current proposals at the September 24th Board of Directors (BOD) meeting.

Drainage: The French Drain project in the greenway has been completed.

Irrigation: The water bill for the clock tower area has doubled from last year. To reduce costs, water in that area was recently reduced by %50.

Maintenance: John Terpenning of Teufel will be the new Highland's account manager.

Crepe myrtles to be trimmed in October.

Leslie to follow up with Teufel for infiltration of Nutsedge in lawn.

Plantings: Front of clubhouse plantings

The team reviewed a handout showing a design illustration and photos of proposed plants as well as Teufel's proposals to complete the work.

Special Projects: N/A

Old Business:

- Sidewalk repair to front of clubhouse has been completed.
- A dollar amount has been included in the 2026 budget to repair the orange sidewalk on the west side of the clubhouse.
- Moles in the lower greenway: Western Exterminators has done 6 treatments however the moles continue to be problematic. May need to reduce watering in the area? Hire a different contractor? Plan: Joe Mulder to follow up

New Business:

The revised 2026 Landscape and Maintenance contract from Teufel was reviewed. Revisions ongoing.

Other: Joe Mulder again announced his intent to resign as ALC chair before the end of the year. The committee continues to look for a replacement.

Phyllis Fox has declared her desire to be a candidate on ALC. Joe to nominate Phyllis for board approval at the Sept Board meeting.

Adjourned: 10:15 am