Heather Lake Homeowners Association Meeting Smith Residence Jan 16, 2020 at 6:00pm

Call of Meeting to Order @: 6:30 pm

Attendance: M. Smith, G. Ware, R. Ware, E. Jones

Approval of Minutes from Preceding Meeting on Nov 21, 2019: approved in person on 1/16/20

Reports of Officers:

President (Eric Jones): Eric spoke with Don Hornbeck. Don has volunteered to produce copies of welcome packets and to deliver welcome packets to new residents. Eric gave him one copy. Don will make copies and deliver one to Lot 31.

Vice President (Ginny Ware):

Street sign replacement project - materials have been purchased to replace all signs in Heather Lake. Two signs are installed at Ayshire Court and Wilshire Lane. Remaining signs will be replaced over the next few months.

Robert Ware discussed the fences at the Park entrance from W. Glenhurst Drive. Robert is will inspect the fences, make any repairs necessary and paint them.

Treasurer (Mike Smith):

Mike reviewed Treasurer reports. Legal retainer and insurance fees have been paid. Drainage project invoices have been paid. Mike provided account balances. Budget surplus was transferred to Reserve funds. Reserves increased from 2019.

Mike reviewed the details of the proposed budget for 2020 and motioned to approve the budget. Ginny seconded the motion. The motion passed unanimously.

Secretary (OPEN):

Welcome packets - Don Hornbeck has offered to help make copies of and distribute these to new homeowners.

Parks and Common Grounds Coordinator (OPEN):

Drainage Work Summary:

Seeding was quoted @ \$900. **Follow up is needed to have this work done in the spring.** Board should consider planting some grass or vegetation to prevent erosion during in the near future. Discuss Mike's conversation with local farmer.

Area between Lot 7/8 was quoted by two vendors to repair the clogged culvert and clear out vegetation. Vegetation was cleared out. Water does not seem to be flowing through pipes.

Conversation with Pat Mignon revealed that we did not discuss "cleaning out the piping" with the contractor. We only discussed clearing the vegetation.

Paving Project:

The board has contacted Heiberger three times but has not received any response.

Deed Restrictions Coordinator (OPEN):

Lot 37 - Any thoughts regarding items being stored on driveway?

Architectural Review (team):

Lot 33 is interested in installing solar panels. Residents were informed that an ARB application is necessary.

Board discussed the topic of what limits should be considered regarding future installation projects involving renewable energy sources. Board members will evaluate homes in the area to see different installations and discuss the topic more in future meetings.

At this time, board members are in favor of treating ARB applications for renewable energy systems on a case-by-case basis and will also prefer systems are installed in back yards and/or on the back side of roofs. Aesthetics will be a strong consideration on each application.

(Topics to consider: Size, colors, reflectivity)

Action Items:

Eric: Create Goals/Accomplishments for Annual Meeting.

Ginny:

Mike: Will draft Spring newsletter and prepare the annual meeting package. Will contact Wagnalls to reserve room for annual meeting.

Other:

Did not review:

Tabled items: *Creating a "Rules" list for the association, including a review & potential updating of the parking restrictions.

*How and when to use email notifications, brought up with the thefts that occurred.

Meeting Adjourned @: 8:35pm

Minutes Approved on: via email.

Next Meetings: Thursday, January 16 – Smith Residence 6pm – Annual Meeting Prep

Thursday, March 19 – Tentative Date for Annual Meeting,

Tentative Location: Wagnalls

Thursday, April 27 - Ware Residence 6:30pm (conflicts in May)

Thursday, July 20 - Jones Residence 6:30pm Thursday, Sept 14 - Smith Residence 6:30pm

2020 Budget Motion Jan 13, 2020

Mike: I move that we adopt the following budget and assessment related details.

- 1) For the calendar year 2020, I motion to adopt the budget, a copy of which is attached to the minutes. The budget total is \$22,320 (Ordinary Expense \$20,160 + Reserves \$2,160).
- 2) I further move that the \$22,320 be assessed to all owners of record in two semi-annual amounts of \$155. The first half total amount is due 7/1/2020; the second half total amount is due 1/1/2021.
- 3) I further move that the board, acting through its treasurer, is authorized to expend the funds collected in accordance with but not in excess of the limitations of the individual budget categories established by the attached budget.
- 4) I further move that the board, by a majority vote, throughout the year, may transfer unexpended funds from one budget account or category to another when needed.
- 5) I further move that on December 31, 2020, all unexpended funds in the budget be allocated towards reserves and any balances outstanding in individual accounts where the home has been sold at foreclosure sale be written off as bad debt.