

**Heather Lake Association Board Meeting
Tuesday, October 7, 2025 – 6:00PM
Canal Winchester Donatos Meeting**

Attendance:

Rita Mitchell, Tom Nutini, John Pekar, Carol Scott, Doug Shaffer

Meeting Called to Order

- Meeting called to order at 6:10PM

Minutes from HLA Previous Board Meeting

- Tom presented the minutes from the HLA meeting on August 26, 2025. The minutes were reviewed and Carol made a motion to approve, Doug seconded the motion. Vote to approve.

Treasurer Report

- Doug shared the Huntington Bank balance sheets showing balances as of today and discussed interest earning accounts. Discussion followed regarding moving the Capital Reserve funds into a Money Market account to earn interest. Doug will talk to banker at Huntington Bank to see if this is possible.
- Doug discussed QuickBook fees and the fact that they continue to increase in small increments.
- Doug would like EasyHOA to take what information we provide them and “launch it clean” by correctly ordering treasurer account so that John can start with a clean up-to-date slate.
- Expenses appear to be right on target.
- Doug asked his landscaper to provide a free estimate for walk path repair/replacement.
- There was a mix-up with an open invoice having a wrong lot number. Doug determined it was lot #61 and outstanding invoice is paid.
- Tom made a motion to approve the treasurers’ report, seconded by Rita. Vote to approve.

Park and Common Grounds Report

- Karen Wilson sanded and painted street and park sign posts. She offered to apply a sealant to the fencing at park entry. Rita will research treatment/sealant products.
- Rita recommends we wait until spring to do fish harvesting. Rita suggested a one-day fishing event open to everyone in neighborhood.
- Park benches still need cleaned. Doug will work with the Diane Morris to arrange the cleaning details.
- Sediment needs dug out of drainage area where it has settled. Tom suggested hiring someone with the proper equipment to dig a trench on both sides of the path so drainage pipe doesn’t fill in so quickly. Tom explained that there is money in the budget to take care of that. Tom will get a quote and in the meantime, Rita will dig the area out by hand to prevent it from clogging in case of rain.
- Rita discussed a lake treatment quote and schedule from Lake Doctors for 2026, costs and schedule would stay nearly the same as 2025, there was no motion or vote on this proposal at this meeting. Lake Doctors treated lake on 9/29 and we are scheduled for one final treatment in October per the contract. This October treatment will be issued as a credit from the May 2025 missed treatment that we inadvertently paid for, Rita will confirm how Lake Doctors want to handle the credit and there will be no second treatment in October 2025.
- Cattails around the lake need attention. Tom indicated that Tsunami has historically been used to kill the cattails. However, Fairfield County Soil and Water Conservation District recommends the use of Rodeo since this is a systemic herbicide, the chemicals kills the roots of cattails whereas Tsunami does not. Rita would like to re-spray them but they need to be cut down again. Tom will attempt to cut down the small area but he is looking for a better way to chop them down, he would like a contractor to haul away debris.

Deed Restriction/ARB Report

- Tom updated board on notices that have been sent to lot #37 regarding trailer removal. The third letter was sent via certified mail and regular mail requiring 10 days to remove trailer. First fine of \$50 was added to assessment on 10/1/25. It will accumulate on the 1st of each month until resolved.
- ARB application for Lot #60 was approved.

Old Business

- The DRM addition for property maintenance in Heather Lake was discussed, which is a continuation from previous meetings. Doug indicated that he made a slight change in the policy, where he clarified the mailbox maintenance. Tom proposed sending the change to the DRM out with the December invoices. Doug then voiced his opinion regarding any changes to the DRM; he wants the DRM changed to restrict modifications requiring the vote of the neighborhood. A lengthy discussion followed and the proposal was tabled with no vote.
- John and Doug would like to wait to transition the treasurer duties until the new EasyHOA program is up and running. When we send out the invoices December 1st, John will then assume Treasurer responsibilities. Tom indicated that bank information needs tied to the program and resident data needs uploaded. Doug mentioned that he may have a good list for the data upload into EasyHOA.
- Tom suggests proceeding with the proposed capital reserve study as submitted to us from Criterium Liskay Engineers in May 2025. The reserve study has been discussed at many previous meetings. It is recommended by attorneys and the Ohio Revised Code. All residents would receive a copy of the study once completed. Tom will resend the proposal from Criterium Liskay Engineers for additional discussion and an official vote.

New Business

- Carol informed the board of a private conversation with Doug at the previous board meeting. Doug indicated that he had received multiple complaints regarding her use of a longer than six foot retractable leash. Carol then presented the board with photos of other residents using the same type of leash. Doug volunteered to contact the residents in person because, "everyone is treated the same".

Actions Without A Meeting

- Update to the Vehicle Restriction Policy – Passed September 23, 2025
- Huntington CD Extension – 5 Month CD at 4% - Passed October 2, 2025
- Lot #60 ARB application for a 12x12 concrete pad – Passed October 3, 2025
- The board entered into a contract with EasyHOA Software – Passed October 1, 2025

All four of these items were voted on via email and the vote was unanimous in favor of approval.

Next Board Meeting

- Open board Meeting, November 10, 2025 at 6 - 8PM at Wagnall's CB North Room

Meeting Adjourned – 7:15pm

To Be Completed Prior to Next Meeting

- Doug – work with Diane Morris regarding cleaning park benches
- Doug – provide resident data/personal information to Tom for new EasyHOA program
- Doug – contact lots #18 and #71 residents regarding retractable leashes on common grounds
- Doug - he will check with the Huntington on a Money Market account for our Capital Reserve funds
- Doug – he plans to ask his landscaper for an estimate to pave the walk path
- Rita – dig out area between lots #8 and #9 to prevent sediment clogging drain
- Rita – research treatment/sealing wood fencing at park entrance
- Rita – research using Rodeo herbicide to kill cattails
- Tom – obtain quote for clearing out drainage area on both sides of path between lots #8 and #9
- Tom – resend the Criterium Liskay Engineers reserve study proposal to the board
- Tom – schedule cutting down the smaller cattail area
- John – link the Huntington account to the EasyHOA software