

**Regular Heather Lake Homeowners Association Meeting  
Smith Residence (1800 E Glenhurst Dr. NW)  
November 14th, 2016 at 6:00pm**

**Call of Meeting to Order @:** 6:02pm

**Attendance:** (Board and volunteer support) Rachel Valinsky, Eric Jones, Mike Smith, Sandy Stakely, Tom Nutini

**Approval of Minutes from Preceding Meeting of Sept 14th:**

**Old Business:**

**Eric:** Follow up phone call to AquaDoc Vice President. *Relayed the conversation and determined that the best course of action for the HOA is to look elsewhere for a lake maintenance company.*

Put mulch around the lake's aeration pump housing: *not completed but keep on the action list.*

**Mike:** Follow up with Agroscares to verify the current maintenance: *have performed work 3 times since the last meeting and have been progressively working on the necessary areas. Mike will follow up with them on estimate for next year.*

**Sandy:** Call the list of other potential lake maintenance companies to see if someone would come out and perform a free consult. Tommy Springer (Fairfield County) came out and determined that we have very common type of algae. Two root causes for our overgrowth are mild winter with not a lot of thick ice to allow the algae to decay completely and an insufficient early treatment/lack of treatment during regular visits.

Met at Mike's house on Wednesday, October 5<sup>th</sup> at 6pm. Sandy was going to type up the draft version of the document with the team's updates (due 10/31/16). *Still typing. Will send to the team when completed.*

The board is monitoring the height of the grass on some of the lots. *Sandy will contact the owner of lot #71 about the rules for grass height.*

All other actions items from the previous meeting have been completed.

**New Business:**

**Reports of Officers:**

**Treasurer (Mike Smith):** The website has been updated with past minutes and newsletters.

Jan 31, 2017 will be the full pay off for Kaman & Cusimano once dues are paid in December/January.

Review of the current status of the budget, the bank account register, and open invoices.

Reviewed a draft version of the 2017 budget.

Next set of invoices will go out just around Thanksgiving with the newsletter.

**President (Eric Jones):** nothing new to add

**Secretary (Rachel Valinsky):** Newsletter for end of November to go out with December dues statements.

**Parks and Common Grounds Coordinator (OPEN):** Tom would like to look into other options for mowing other than Kirkbride prior to deciding on a next year or multi-year contract with Kirkbride.

Discussed a couple of wet spots around the lake that are getting a little worse. Would like a contractor to take a look and determine options for the board in case the decision needs to be made to include in the 2017 budget.

**Deed Restrictions Coordinator (Sandy Stakely):**

**Architectural Review (team):** Eric provided the team with the physical copies of the design review application for the fence for lot #33 to sign for approval.

Discussed difference found in Declarations and Covenants and the Architectural Design Review manual on the cost of reviews and exterior design of homes. Discovered that some of the board members may not have the full version of the Declarations and Covenants. So will pull the official version of the HOA's Declarations that is filed legally.

**Action Items:**

**Eric:** Put mulch around the lake's aeration pump housing.

**Mike:** Look into a 2017 estimate from Agrosapes for landscape maintenance.

Pull the official version of the HOA's Declarations.

**Rachel:** Provide copies of the Nov/Dec newsletter to Mike

**Sandy:** Contact the owner of lot #71 about the rules for grass height.

**Tom:** Call multiple options for lake maintenance for 2017 and get estimates.

Look into other options for mowing and provide estimates at the January meeting.

Look into estimates from contractors for a couple of wet spots around the lake that may need addressed.

**Team:** will decide on a meeting date once the ARB manual is fully typed

**Did not review:**

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

\*Website update (last meeting we discussed adding website maintenance to the 2016 budget).

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

**Meeting Adjourned @:** 0815pm

**Next Meetings:**

Wednesday, January 11<sup>th</sup> at 6pm at the Stakely residence (1707 W Glenhurst Dr. NW)