

**Heather Lake Homeowners Association Meeting
Ware Residence
July 31, 2019 at 6:00pm**

Call of Meeting to Order @: 6:13pm

Attendance: G. Ware, M. Smith, P. Mignogno, E. Jones, R. Ware, T. Nutini, S. Nutini, A. Stakely, W. Beachy

Approval of Minutes from Preceding Meeting on May 15, 2019: all approved through email 5/28/19

Reports of Officers:

President (Eric Jones):

Mr. Wendell Beachy (owner of Lot 71) mentioned water is not flowing through HOA property and is backing up on his property and asked what work the HOA has already completed to help prevent water from backing up on Lot 71.

Eric described the history behind what initiated the work the HOA started in 2018. Pat described the work still needing completed from work that what was started in 2018.

Mr. Beachy shared his ideas to help improve drainage between Lot 71 and the lake. He also indicated as the owner of Lot 71, he feels he has the most to gain if drainage can be improved and the most to lose if drainage is not improved. He indicated he is willing to help contribute to improvements. He also notified the board his intentions are to build a home on Lot 71 and to sell the home.

The board added that Lot 72 is between Lot 71 and HOA property and residents of Lot 72 need to be involved with any plans. On the evening of the meeting, Lot 72 was currently in contract to be sold so discussions will need to include the new owners.

The Board discussed the concerns shared in an email from residents of Lot 12. The board will pursue purchasing new signs to post near the park entrance to address the residents' concerns. Eric will respond to the residents.

The street sign on Wilshire Lane may need to be replaced. Repairs were made recently, but did not fully rectify the situation. Cedar Craft installed signs originally. Ginny will contact Cedar Craft and obtain a quote to replace all street signs of the same or similar style.

Vice President (Ginny Ware): No topics to discuss.

Treasurer (Mike Smith):

Mike shared the financial reports. Open invoices exist on 4 lots (Lots 18, 21, 35, and 63). Mike shared checking and savings account information and also reviewed the budget year-to-date. The board had no concerns to discuss.

Secretary (OPEN):

Parks and Common Grounds Coordinator (Pat Mignogno):

Pat provided an update on the drainage work needing completed around the lake (remaining from 2018). He discussed the work with B-Rays (excavation contractor). Three areas needing addressed: 1. Between Lots 8/9, the culvert

needs to be removed (along with brush) and replaced. 2. Area behind Lot 6. 3. West end of lake between fence and walk path. Pat received quotes for this work. Pat made a motion to complete items 1 and 2 immediately. Eric seconded and the motion was passed unanimously. To take advantage of the current dry weather, the board will stipulate the work must begin in two weeks or other contractors will be asked to quote the job.

Plans for Cattail Management: Pat discussed details of his discussions with Lake Doctors. They strongly discouraged killing off the cattails and believe fertilizer and pesticide run-off from farms may harm the water quality without having the cattails present. Work may take multiple treatments and cattails are likely to grow back. The board is taking the concerns from Lake Doctors into consideration but believes cattail control is necessary in the immediate future to evaluate drainage improvement ideas and complete issues identified to improve drainage.

One quote received to mow the cattails was \$1200. Pat will obtain more quotes.

Discuss paving of walk path. Pat received two quotes for repairing approximately 1000 ft of the walk path. Tom will meet with Heiberger paving and get a quote for completing the entire path over a 3 year period and will share the results of that meeting with the board.

Fence at West Glenhurst entrance to park. The board knows repairs are necessary, but no actions have been assigned at this time.

After receiving unanimous approval via email, Pat purchased a new sprayer for HOA use around the walk path. Mike reimbursed Pat for the purchase.

Deed Restrictions Coordinator (Andy Stakely):

Mailbox letters have not been sent to residents.

Fence on Lot 1/70 is in need of repairs. No letter has been sent to the resident yet.

Construction materials on Lot 37 were discussed by the board. The appearance of this material has generated concerns by board members.

Fences on Lots 9 & 11 were discussed as being in need of repairs.

Andy mentioned his schedule has been extremely busy lately and he has not been able to conduct HOA business. He asked if other Board members would be able to help write the needed letters. Mike volunteered to help, provided he is given information on what is needed and which lots need the receive letters. Andy agreed to work on providing this info to Mike.

Architectural Review (team): No new business.

Action Items:

Eric: Welcome Packets needed for Lots 48 & 72 (soon). Will pursue purchasing signs for Lot 12 concerns.

Ginny: Pursue replacing street signs with Cedar Craft. Tom will send contact info.

Mike:

Andy: Will send info to Mike related to Deed Restriction letters.

Pat: Will follow up with B-Rays, Hieberger, Mowing contractor for cattails.

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 @: 8:45pm

Minutes Approved on:

Next Meetings: Wednesday, Sept. 11, 2019 at 6:00 PM at Smith Residence
Wednesday, Nov. 13, 2019 at 6:00 PM at Mignogno Residence