

Regular Heather Lake Homeowners Association Meeting

PLACE

May 9, 2018 at 6:00 PM

Call of Meeting to Order @: 6: 06pm

Attendance: M. Smith, E. Jones, G. Ware, C. Gates, T. Theado, T. Nutini, S. Nutini

Approval of Minutes from Preceding Meeting on March 22, 2018: all approved through email

Eric:

1. Eric spoke with Garrett Humes at Kaman and Cusimano and explained that the board agreed to make an offer for Lot 37 to review in regards to possible future parking violations. If Lot 37 does not accept said offer, Eric will meet Lot 37 in court on May 16, 2018.
2. Eric asked that Mike supply Garrett Humes with any open invoices for Lot 37 in order for Garrett Humes to review the need for a lean on the property. Eric will keep the Board up to date on any developments.
3. Eric stated that Garret Humes will make an inquiry to Fairfield County about the Board's ability to limit on street parking in the Heather Lakes community.
4. Eric explained to the board the attorney's suggested route of communication for potential buyers of properties in the community.
5. Eric mentioned that Pat Mignon has volunteered to cut brush from the spill way. He will need help hauling it out.

Mike:

1. Mike addressed the missing January statement from annual meeting on March 22, 2018.
2. Mike reviewed Profit and Losses, Bank Account Registers and Open Invoices with the Board.
3. Mike will watch LOT 18 for signs of foreclosure in case a lean needs to be put on the property.
4. Mike debriefed the Board about Kaaman and Cusimano seminar: Drafting, Adopting and Enforcing Rules.

Andy:

1. Absent.

Virginia:

1. Nothing to report.

Carin:

1. Carin distributed the first draft of the May Newsletter and the Board discussed necessary changes to the document.

Tim and Tom:

1. Tim discussed the complaints against Kirkbride missing contracted mowing areas and ineffective weed treatment due to possibly treating for weeds around the lake too early in the season. He is asking Kirkbride to walk the property and will discuss retreating problem areas. It was noted that this week Kirkbride mowers covered all contracted areas in the community.
2. Tom stated that two more excavation contractors have been requested to provide quotes for the drainage project at the southwest corner of the lake.
3. It was discussed that the possible need for cattail treatment at the southwest side of the lake should wait until after the drainage issue has been alleviated.

Susan:

1. Susan brought up the need for more clarified language in the ARB documents. The board informally agreed that a Rule Book should be compiled in order to make the communities rules more easily accessible and that the rules should be reassessed and readopted every few years.

Action Items:

Eric:

- Will continue communication with the Board about the proceedings with Lot 37.
- Will ask Andy about parking violations on lots around the neighborhood.

Mike:

- Will send Lot 37 account data to K&C.

Andy:

Virginia:

Carin:

- Will complete and send out May Newsletter.
- Will complete and obtain unanimous vote on Board Minutes through email.

Tim and Tom:

- Will continue to gather quotes from excavators in order to complete drainage project.

Other:

Did not review:

Tabled items:

Meeting Adjourned @: 8:34 pm

Minutes Approved on: DATE through email

Next Meetings:

Wednesday, July 11, 2018 at 6:00 PM at 1800 E Glenhurst Dr. NW

Wednesday, September 12, 2018 at 6:00 PM at 1954 Wilshire Ln. NW

Wednesday, November 14, 2018 at 6:00 PM at 1745 Glenhurst Dr. NW

Included on May 9 Agenda

- Profit and Loss Budget vs. Actual
- Bank Account Registers
- Open Invoices