

Heather Lake Association Board Meeting - Open Meeting

October 24, 2023, 6:00PM - Wagnalls Community Building - North Room

Attendance:

Ann Deskins, Rita Mitchell, John Pekar, Chris Rouser, Doug Shaffer

I. Meeting Called to Order 6:09 PM

The minutes from the September 10, 2023 meeting were unanimously approved.

II. Introduction and summation of Board activity since the Annual Meeting (*John Pekar*)

III. Reports of Officers

Treasurer (*Ann Deskins*)

Ann distributed current financial summary documents for the Board to review.

Ann reported current expenditures are below the projected pace for the year so far. Some spending has been shifted from one area to another to assist with the budget. Reviewed vendor payments to date, profit and loss statement and checkbook balance. Budget for 2024 is still TBD as we get further into the year. The Treasurer's report was approved.

Questions were taken from community members.

Could the Financial Statements be included on the web page with the minutes? John Pekar confirmed that could be done.

Does the HOA still retain a Lawyer? Confirmed to the Members present we still do. Will we still use PayPal? Ann indicated we are looking at alternatives and will continue researching options for payment of assessments other than PayPal.

Park and Common Grounds (*Rita Mitchell*)

Rita reviewed actions since the last meeting.

Reviewed the original Parks and Grounds goals for 2023 and which of them have been completed so far. Mowing and trimming, chemical treatments of the pond, River Birch trees planted, cat tails (removed and kept and why), Muskrats, etc.

Questions came up at this point regarding the pond, Members were asked to hold questions until Rita finished her report.

Six grass carp were added to the pond in May. Status on the fence by West Glenhurst (waiting until Spring '24), park sign post replaced/repared, dead junipers removed from the front entrance features, volunteers assisted (entrance sign waiting until Spring of '24), grass seed added at the entrance. Speed limit sign and No Outlet sign on Heather Lake replaced, "Residence Only" signage added in the common area. A new fishing spot added, "Catch and Release" signs, and a new "East Glenhurst" street sign added via Township. Budget for Elliot's Lawn Care and seeking additional bids.

Questions were taken from community Members.

Clarification questions on the muck digester and how it works.

Clarification on how many Lake Doctor treatments.

Members commented the Entrance looks cleaner, great to see progress, the pond and common grounds look much more "tidy" and n longer look like a "junkyard".

Deed Restrictions/Architectural Review (Chris Rouser)

- Reviewed the number of Design Review Applications.
 - Landscaping notices to be sent out, Design Review approved for Lot 3, Lot 71 is beginning construction for a new residence (Application pending in progress), follow up regarding a previous deed restriction issue (Chris and Doug to follow up).
 - Swimming pools approved during the summer of 2023.

Questions were taken from community Members.

Concerns regarding Lot 71 septic (above ground, below?) and Chris clarified that much of the application including septic specifics were not in the initial incomplete application and he is following up. Builder is Price Homes.

Vice President (*Doug Shaffer*)

Proposed DRM was distributed to all Members before the meeting, seeking feedback from the community.

Grandfather Clause added and why, small grammar changes, potential future residences (Lot 71, if double lots are sold, or homes heavily modified/torn down), modifications forms, added Township guidelines to Detached Structures, sport courts added to Tennis Courts. EV Chargers added; Building Materials and colors more detailed than previous DRM. Amendment procedures on a future DRM, the main goal is clarification and reinforcement of past projects instead of sweeping changes.

Questions and feedback were taken from community Members.

Tom and Susan Nutini had a handout with some questions/concerns. The above ground pool restriction was missing (since added back, editing error). Members mentioned materials like Everlast and Hardie siding were 'taken out' of the DRM, but it was clarified that was never in any past version of the DRM, so could not have been 'taken out.'

Members had concerns about the previous color guidelines (for example 'earth tones') being too open to interpretation by different Boards, reinforcing the need for basic guidelines on colors that are more specific than 'earth tones'

Concerns about Solar Panel guidelines were brought up and it was confirmed we did have a current addendum regarding Solar that was previously adopted. Susan Nutini suggested that properties around the lake should be banned from any ground solar arrays and the policy amended to say that.

IV Other Business

Concerns about excessive vehicles on the street or driveways, work vehicles.

It was clarified that the Covenants and Restrictions filed with the County do have parking restrictions (Section 2, article e).

Further concerns about squirrels, solar panels and potential damaged wiring. Concerns about trespassing around the Lake, it was suggested to potentially have dashboard permits for vehicles or perhaps a part of the newsletter that can be used. Further concerns regarding enforcement, or confrontations with trespassers. Suggestions made for community events, such as picnics/bonfires on common HOA land. Concerns regarding easements, ditches and maintenance were raised. Chris clarified Township easements, the impact from property taxes and maintenance responsibilities.

Meeting adjourned at 8:10 PM

V. Next Board Meeting - TBD