

Heather Lake Association Board Meeting. April 9, 2026 – 6:00 PM

Canal Winchester – Donatos Meeting Room. Attendance:

Rita Mitchell, Rob Wilson, John Pekar, Doug Shaffer

Meeting Called to Order 6:02 PM

Minutes from HLA Previous Board Meeting were handed out, but due to time restrictions a motion was made to approve the Annual Meeting minutes via e-mail after everyone had time to review.

Treasurer Update – John Pekar

Due to the short timeframe between meeting only Bank Balances were reviewed. The recently locked in CD which is part of the Capital Reserves is sitting at \$22,103.87, the remainder of the Capital Reserve is holding \$25,552.51. The remainder had earned only \$0.61 YTD Interest. With total Capital Reserves at \$47,656.38 it was proposed to put another \$20,000 in an additional CD, for a shorter term in case of emergency.

\$20,000 for 5 months was decided unanimously and John P. and/or Doug S. will follow up.

HOA Income taxes were discussed and the needed Treasurer documents were handed off to John P, including the last few years tax returns as a guide.

Update from VP Doug Shaffer

Recent Board Resignations were discussed. A brief review of a Neighbor's concerns about the Grandfather Clause in the DRM regarding past projects: The Clause reads, "Proof of prior approvals rests with the Property Owner".

The resident pointed out that the HOA is required by law to keep all records, it was explained that is accurate, however Board Members and Committee members have been known to lose documents, thus the suggestion from Legal Counsel that proof rests with an Owner; to protect the Owner if the Board loses, or destroys documents. Examples were shown where recently handed over homeowner files due to resignations of Board Members were missing entire approved building plans.

The Reserve Study was discussed. Tom Nutini offered to assist if a committee was formed and the Board unanimously voted to form a committee to redline and correct the document.

Parks and Grounds Update – Rita Mitchell

Rita updated the mowing lengths to avoid the dandelion issue that rose up last year. The agreement last year was a 4" cut so the HOA will do the same this year.

Deed Restrictions – All

The only major outstanding violation is a trailer issue on a specific lot. The Board will reach out to Tom Nutini (Former Deeds Restrictions) for any documentation we have so far. There have been two letters sent from the Board. It was agreed to consult Kaman and Cusimano for next steps. Doug will call K&C for next steps and price as needed.

Rob Wilson is still trying to get email access to the Deed Restrictions email.

Update from Annual Meeting - All

The issue of the letter from Kaman and Cusimano regarding building timeframes was discussed. Upon review of the Annual Meeting recording, feedback from the community, and options laid out in the letter the Board agreed unanimously to ask K&C for guidance on revising the Covenants. It was proposed to simply align with the Township. The Board will consult Nick Meinert at K&C who authored the letter.

Positions – All

The Board unanimously decided the Vice President position will be vacant and Doug Shaffer will fill the President slot.

Due to feedback from the Annual Meeting, it was discussed to revise the DRM revision policy to allow new materials to be approved without the 60-day waiting period. Revision to follow.

Adjourned.

Next meeting TBD.