

**Heather Lake Association Annual Meeting**  
**Wagnalls Memorial Community Room**  
**March 22, 2022 6:00PM**

**I. Meeting Called to Order at 6:00PM**

- a. Brad Briggs called meeting to order and welcomed attendees.

**II. Proof of Notice of Meeting**

- a. Carol Scott, Secretary stated that a notice was sent in the US Mail on or around January 28, 2022 and was then posted to the Heather Lake Association website. The audience was asked if their notice was received in the mail and all acknowledged that it was.

**III. Roll Call**

- a. **Board Attendance:** Brad Briggs, Carol Scott, Mike Smith
- b. **Resident Attendance:** Jane Briggs, Brian Collins, Darrin Flick, Nikki Flick, Sue Nutini, Tom Nutini, Karl Reinbold, Kim Reinbold, Doug Shaffer, Ronald Scott, Andy Stakely, Ginny Ware, Robert Ware

**IV. Minutes of Previous Annual Meeting**

- a. Minutes of March 18, 2021 Annual Meeting was approved on April 11, 2021 via email and a copy posted to the HLA website.

**V. Officer and Committee Reports**

- a. Treasurer - Mike Smith
- Mike presented summary and detailed financial reports for review.
  - All dues are paid - no open HOA dues invoices.
  - No new homeowners yet this year.
  - Kaman & Cusimano annual retainer and first billing of the Lake Doctor are the major expenses so far this year.
  - Nationwide Insurance restructure and IT issues delayed paperwork regarding HLA previous coverage and additional coverage recommended by Kaman & Cusimano.
  - Reviewed account balance amounts for checking, savings and PayPal.
  - Mike provided bank statements and audit report.
- b. Parks and Common Grounds - Carol Scott, Temporary Committee Chair
- Carol Scott gave a report on the Common Grounds Oversight Committee.
  - Committee membership is Brian Collins, Kim Reinbold, Carol Scott and Ronald Scott. More volunteers are needed, please volunteer.
  - On March 21 & 22, Kim, Carol and Ron met with Kirkbride Lawn Care, AgroScapes and The Lake Doctor.

- Kirkbride provides lawn care service for common ground areas
  - There will be consistency with mowing, edging and trimming.
  - Upper drainage area will be mowed regularly if not wet.
  - Cleared areas around lake will be mowed to keep growth that has been removed under control.
  - First mow will be first week of April and will continue until end of October, weather permitting.
  - Pre-emergent will be applied around middle of May.
- AgroScapes provides mulching and maintenance of West Glenhurst entry areas and two areas by lake.
  - Juniper bushes on both sides of street are dead or dying.
  - Pine trees have been removed from east side and 2 of the 5 trees on west side are dead the remaining 3 are dying, all need removed.
  - The Heather Lake sign needs maintenance.
  - 2 beds near lake have only mulch with a couple of perennials.
  - The Committee recommends the contract for AgroScapes not be renewed this year. Significant work needs done The money budgeted for AgroScapes can be used to get areas into a healthier condition.
- The Lake Doctor provides the water management program for the lake.
  - Lake is treated every two weeks in the heat of the summer.
  - Proposed adding Vita-Stim (a bacteria product that would digest the nutrients on the bottom of lake) to treatment plan.
  - Muskrat population needs controlled. Muskrat runs are eroding the embankment. Muskrats can be attracted to the vibration of the aerator lines and cause damage. Bank erosion has caused tree to be under water and area is unstable.
  - Andy Stakely volunteered to ask his contact at Slate Run to see if they have anyone to do trapping.
- Several areas around lake including the lower draining area from West Glenhurst have been cleared and Mulberry tree removed. Wood needs to be hauled away. Brian Collins volunteered his truck to assist with removal of debris.
- Wood posts at the two entrances of park need repair/paint and stone around them would prevent mowers from getting too close.
- Aerator compressor was replaced last year by Tom Nutini and leaky ground lines were repaired by Brad Briggs.
- Sue Nutini noted that non-residents and strangers are still visiting the lake and path area even though it is posted No Trespassing. Suggestion of perhaps each homeowner receiving an identification card granting permission to visitor if homeowner is not present.

- c. Deed Restrictions - Brad Briggs (Vacant Position)
  - Attention was given to mailboxes in disrepair, in need of painting and those not compliant with standard mailbox design.
  - Notices were sent to homeowners and most complied and understood why they received a notice.
  - Some have not complied and there will be follow-up with those homeowners.
- d. Architectural Review Board – Susan Nutini, Committee Chair
  - Five submissions for architecture review.
  - Suggest update on Architectural Review Manual to include new and green product. Sue is willing to look into that.

**VI. Election of Directors**

- a. President position is at end of term
  - Audience was asked if anyone wanted to volunteer for the President position and there were no volunteers.
  - Mike Smith presented a motion that Brad Briggs remain for another term as President and Brad accepted.
  - Motion was approved by verbal unanimous ayes. Motion passed.
- b. Parks and Common Grounds position is vacant
  - Audience was asked if anyone wanted to volunteer for the Parks and Common Grounds position and there were no volunteers.
  - Carol Scott presented a motion for Kim Reinbold to fill that position and Kim accepted.
  - Motion was approved by verbal unanimous ayes. Motion passed.
- c. Deed Restrictions and Vice President are currently vacant positions.
  - Audience was asked if anyone wanted to volunteer for the Deed Restrictions Coordinator or Vice President positions.
  - Doug Shaffer volunteered for the Deed Restrictions Coordinator position.
  - Board will consider the nomination at the next board meeting.

**VII. Adjournment – Meeting adjourned at 7:01PM**

- a. Minutes will be approved via email
- b. Next Board meeting will be September 12, 2022