

Heather Lake Association - Board Meeting
July 9, 2026 – 7:00PM – Canal Winchester Library

Board Members Present - John Pekar, Rita Mitchell, Doug Shaffer, Rob Wilson

Absent – None

Meeting Called to Order - Meeting called to order at 7:07 PM

- Finalize the Agenda – No changes or additions were added.
- Approval of the minutes from the April 28th meeting at Donato's, approved unanimously.

Treasurer's Reports were distributed (John):

- Bank Balances off all Huntington Accounts were reviewed (4 accounts total).
- Capital Reserves were reviewed, income year to date, interest, etc.
- 4 sales have gone into contract YTD as of the meeting.

Questions were taken from the residents. Susan Nutini made a records request at the meeting (attached).

Parks and Grounds Update (Rita):

- The park benches had been chemically cleaned by volunteers.
- Lake Doctors and Elliots were renewed and still in use.
- Focal points were cleaned and replanted. Trees trimmed, loose sticks cleaned up.

Deed Restrictions/ARB Report (Rob)

- Approved a new privacy fence and hot tub, one painting project, a new driveway, and a new outbuilding were approved.
- HOA Violations have been resolved with one still pending.
- Tom Nutini raised a concern regarding a trailer belonging to new residents at Lot 7 (1809 W Glenhurst).

Old Business:

- Doug raised some of the concerns regarding the Reserve Study and what corrections are being made. Volunteers were recruited but there were no takers. We get two drafts and a "final", and the Reserve Study company was not holding us to the "2 drafts".
- The Asphalt path estimates were reviewed. A motion was made to approve the estimate from Heiberger Paving, approved unanimously.
- The Annual Meeting votes for DRM revisions were revisited. It came to the Board's attention that a new Board Members elected at the Annual Meeting did not have an opportunity to vote and should have.
 - The outcome did not change on two of the three measures.
 - The outcome of the 'Home Maintenance' addition was under review.
 - Susan Nutini raised concerns about the Grandfather clause in the Design Review Manual, expressing the HOA needs to keep records. It was clarified that the HOA is

required to keep records, but since so many records are missing the Homeowner should keep records as well in the event of a conflict.

- Potential changes to the Covenants to clear up conflicting language were discussed. Changes would require a 75% community vote to approve. Susan Nutini produced a letter from Kaman and Cusimano which verified the conflict of language between the DRM and Covenants.
- The DRM Amendment procedure proposed and sent to the community previously motioned for a vote, seconded, and approved unanimously.
- Susan Nutini raised concerns about a Facebook Post involving her household and the Roberts on Lot 61 about misdirected packages. John pointed out the Board has no control or say over the Facebook page. Susan brought up Natasha Shaffer who is a Facebook moderator, but not on any HOA committee, not on the Board, did not comment, “like” or share the post or potentially even read the post.
- Concerns were raised about cleaning up after pets in the park.
- Meeting adjourned. Next meeting TBD.