

Heather Lake Homeowners Association Annual Meeting
Wagnalls Memorial
March 18, 2021 6:00PM

1. Meeting Called to Order at 6:05PM

- Attendance: Brad Briggs, Jane Briggs, Sue Nutini, Tom Nutini, Carol Scott, Mike Smith, Ginny Ware, Robert Ware
- Approval of Minutes from February 23, 2021 Zoom meeting via email 3/9/2021

2. Reports of Officers

- President (Brad Briggs)
 - Welcome from Brad to the HOA Annual Meeting.
 - Carol Scott, Secretary was asked to state Notice of Meeting. She stated that a notice was sent in the US Mail on January 26, 2021 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.
 - Carol Scott, Secretary was asked to do the roll-call.
- Vice President (OPEN)
- Treasurer (Mike Smith)
 - Mike presented summary and detailed financial reports for review. Association has 4 open HOA dues invoices, one in debt collection.
 - Mike indicated we have one new homeowner.
 - Beginning of year expenses are small – annual retainers/fees for insurance, Kaman & Cusimano and first billing of the Lake Doctor.
 - Reviewed balance amounts for checking, savings and PayPal accounts.
 - Mike provided bank statements and audit report. Thanks given to Mike for providing continuing support
- Parks and Common Grounds Coordinator (Open)
 - Mike Smith opened old business discussion with Power Point presentation and historical perspective regarding the efforts made and money spent in the last couple of years to address the drainage/flooding issues at the lake and the possible erosion of the path and erosion of the surrounding ground. Work remaining required more tilling, grading and seeding. Kirkbride provided quote for \$6700 plus the cost of bush-hogging this year to prepare for mowing next year.

- Mike suggested that our minimum responsibility is to maintain the flow of water in the watershed.
- Overall consensus is to leave the area the way it is and just address the issues as they arise.
- Motion was made by Jane Briggs to not accept the Kirkbride quote and when appropriate in terms of time/weather that grass seed is planted and the area is cleaned out as needed. Motion on the floor – seconded by Sue Nutini. Motion carried. Mike stated that we will continue to assess the property and see what we can do with volunteer efforts and fund any material expenses for that effort.
- FYI we have muskrats. Trapping season ended 2/28 by ODNR wildlife rules. Seeking other options to rid lake area of them. Areas around lake caving in. Coyotes decoys are aging and need replaced. A couple of pairs of geese are possibly nesting around lake.
- Discussion regarding the aeration system at lake and replacement of reusable filters. Air bubbles indicate a leak in the underground lines. Tom Nutini agreed to continue to provide maintenance to aerator.
- Sue Nutini discussed her concerns regarding abrasions on the walk path and suggested perhaps it is a result of the plowing done this winter. Is there a legal issue regarding the maintaining of the path during winter. Brad will follow-up with our legal representatives and provide information.
- Deed Restrictions Coordinator (Open)
 - A Coordinator or volunteer is needed to identify and communicate deed restriction violations.
 - Susan Nutini volunteered to walk the neighborhood and identify issues of noncompliance. She indicated that if someone would help she would be willing to produce letters to be sent to homeowners identifying issues/violations. Brad Briggs indicated that he would work with Susan.
- Architectural Review Board (Susan Nutini)
 - The ARB needs more members on the committee - officially there should be three. Robert Ware indicated he would consider serving on the Committee.
 - March 2020 to March 2021 the ARB researched and drafted written guidelines for renewable energy (solar panels) which were approved by the Board.
 - The ARB submitted a Design Review Proposal to change the current exterior color language to the Board – Action Pending.
 - Eleven applications reviewed and approved by the ARB this year.
- Secretary (Carol Scott)
 - Secretary position is at end of term.

- Carol Scott was asked if she is willing to continue on in the Secretary position. She indicated that she is willing to do another term. Audience was asked if anyone wanted to fill the Secretary position and there were no volunteers. Mike Smith indicated that he has not received any email or phone calls indicating that someone else wanted to apply or volunteer for any open positions.
- Brad Briggs presented a motion that Carol Scott remain for another term as Secretary. Motion was approved by verbal unanimous ayes.

3. Old Business

- Tabled discussion from last year regarding the creation of “Rules” list for the association, including a review and potential updating of the parking restrictions.
 - Mike indicated that there had been concern/discussion of commercial/work vehicles in driveways.
 - Various other items were suggested that could be put in rules document and summary page that would be beneficial.
 - Susan Nutini, Carol Scott and Brad Briggs indicated they would be willing to work on that project.
- Tabled discussion from last year regarding use of email notifications
 - About half of residents have provided email addresses to be used in situations such as area thefts and criminal activity that occur. We have asked in Newsletter for residents to update their contact information.
 - Brad suggested that in the next newsletter we ask residents who want to be contacted when criminal activity has occurred in our neighborhood to please provide a contact email and send it to the HOA email address. This email will not be shared and will be BCC in messages sent.

4. New Business:

1. Carol Scott mentioned the possibility of having food trucks similar to the ones in the Slate Ridge community off Marcy Road. Discussion evolved regarding pulling our community together more. The formation of a social committee was discussed and suggested that the next newsletter ask for volunteers to serve.
2. Mike suggested a May Board Meeting. This would coincide with his schedule of sending out invoices for HOA dues with the Newsletter in June. It was agreed that a meeting of the Board would be scheduled for Monday, May 10, 2021.

Meeting Adjourned at 7:25PM
Minutes Will Be Approved via e-mail
Next Meeting – May 10, 2021, 7:00PM