

Heather Lake Association - Board Meeting
March 19, 2026 – 6:00PM – Wagnalls memorial Library

Board Attendance - Tom Nutini, Carol Scott, John Pekar, Rita Mitchell, Doug Shaffer

Meeting Called to Order - Meeting called to order at 6:02PM

- Proof of Notice of the Meeting was given, noted via US Mail in December, and via the Easy HOA software. Both notices were verified via the Secretary.
- Finalize the Agenda – No changes or additions were added.
- Approval of the minutes from the 2025 Annual Meeting, it was noted they were approved by the Board April 10th of last year. Motion was made to approve the minutes again from the March 27, 2025 Annual meeting, minutes were approved unanimously.
- Minutes from the February 23, 2026 Board Meeting were distributed and a motion was made to approve those minutes – Minutes were approved unanimously.

Treasurer's Reports were distributed:

- Bank Balances off all Huntington Accounts were reviewed (4 accounts total). The same handout contained the "Budget vs. Actual" expenditures.
- John explained the current system divides expenses by 12, so the "Actual vs Budget" will show gaps accordingly for now until Easy HOA is adjusted accordingly.
- Capital Reserves were reviewed. Tracking of Convenience Fees, Late Fees were explained and tracked, including Processing Fees for credit card payments.
- John noted the HOA reinvested \$21,888.28 from a CD at 5% which matured in February into a new CD with a term of 9 months at 4.92%.

Questions were taken from the residents and a motion was made to approve the Treasurer's Reports. Motion carried Unanimously.

Parks and Grounds Distributed a Handout regarding 2025 completions and 2026 Goals:

- In 2025 the Entrance Feature was replaced. Four new Coyote decoys were added.
- Lake Doctors and Elliots were renewed. Elliot's with a decreased amount.
- Cattails were removed.
- Drainage Issue behind Lot 10 that caused standing water was corrected.
- Muck digester, general Common Area Maintenance.
- Several signs and posts were repainted via volunteers.

Goals for 2026

- Clean the park Benches. Sealant to be applied to the new Entrance Feature (W Glenhurst)
- Flower Focal Point will be re-worked via volunteers.
- Cut and Spray Cattails, general cleanup.
- Eliot's will start mowing the last week of March, Lake Doctor's is scheduled the second week of April and two times in May.
- Tom Noted that a guardrail replacement is on the Agenda of the Township.

Deed Restrictions/ARB Report

- Five ARB applications, some detached Garages, additional outbuildings, a concrete pad and other projects over the last year were discussed.
- New Builds would be preferred through Easy HOA.
- Eight of Nine HOA Violations have been resolved with one still pending.

Election of Officers (Two positions were open).

- Rita Mitchell's position was up with Parks and Ground and Deed Restrictions was vacant.
- Rita self-nominated, conditionally that she remains Parks and Grounds.
- Rob Wilson was nominated from and accepted for the Deed Restrictions position.
- Joe Rudinsky expressed interest in assisting with the ARB and volunteering support.

Old Business:

- 56 out of 70 residents have logins for Easy HOA. The goal is to eventually move the website there.
- The Reserve Study was discussed as a very "Rough Draft" needing several corrections. The possibility of a committee was discussed. Ann Deskins said she would be open to assisting with review. Tom relayed that feedback is needed. We get two drafts and a "final", and the Reserve Study company was not holding us to the "2 drafts".
- The Walking Path, the Dam and the Aeration system were noted as the top priorities.
- Three DRM Changes were proposed. Two were sent in early December, one mid-January
 - 6.3 Property Maintenance and Upkeep: Motion passed 4-1.
 - Propose to revise Section 5.5 Commencement of Construction or Modification. The Legal opinion from K&C was "in process". Motion was made to vote on the Revision. Motion was defeated via 4 "no" votes and one abstention. It was pointed out that an abstention means "yes". Motion defeated 4-1.
 - John Pekar proposed changing the Covenants to match the DRM to clear any discrepancies. Feedback from attendees was it would be reasonable to stay with the County/Township Guidelines, and the concern the neighborhood is aging and this could hinder property values. Residents pointed out that storm repairs from 2022 often took more than a year.
 - Proposal to change section 6.2 of the DRM, amendment procedure: Concerns were expressed about a 60 day wait time for new materials, and signatures needed for new materials. After discussion Motion was defeated 3-2.
- Meeting adjourned. Next meeting TBD.