

Regular Heather Lake HOA Meeting Minutes
Theado Residence 1745 E Glenhurst Dr.
November 14, 2018
Meeting called: 6:11 p.m.

Members present: G. Ware (R. Ware), M. Smith, A. Stakely, T. Theado, C. Gates, S. Nutini, T. Nutini

Previous Email Approvals: Minutes for September 12, 2018 Hearing

Approved Architectural Review Board Applications: Lot 58 October 2018

Meeting Minutes:

1. Eric (Absent)

- Eric sent email with Agenda for the meeting. In the agenda, he asked the Board to address the following questions.
- Request update on drainage work done in park. Did contractor complete everything? If not, what is left to complete? Timeline for completion? *The main areas of the drainage work are done. However, final grading and any finessing will be done in 2019 due to the extremely wet fall.*
- What is the status of water issue of Lot 6? Was a problem identified with septic system? *Lot 6 has yet to be contacted. Tim will contact Health Department. Mike and Andy will help Tim with a meeting because he hopes to be moving soon.*
- Was Lot 1 contacted about fence repair? *Andy saw Lot 1 working on the fencing issue while driving by and chose to wait before contacting.*

2. Mike

- Mike facilitated the meeting.
- Mike reviewed bank statements and Treasure's Reports with the Board.
- Mike reviewed preliminary 2019 Budget with the Board.
- Mike learned from Tim about the mowing increase and the new calculation adds \$1500 per year to the budget.
- Mike learned from Tim that Lake Doctors had not returned his call with a quote for adding cattail treatment. Mike believes that we received a viable quote from them in March 2018 on adding cattail treatment.
- Mike asked to move excesses form the 2018 year back to the Reserve. Carin made a motion to allow Mike to move excess money back to the Reserve. Andy seconded this motion. All members present voted in favor.
- Mike asked if there was an estimate for fence repair and mulching. The Board and Robert Ware discussed possibly using volunteer labor to mulch and repair fencing in public areas to cut costs.
- Mike discussed Lot 18. To his knowledge, Lot 18 had refinanced and was not in foreclosure. However, dues for Lot 18 still were outstanding. Mike has requested K&C begin the first step towards collection per our collection policy.

3. Andy

- Andy stated that he had not sent letters to Lot 1 about fencing repair because he had seen work being done to the fence on Lot 1.
- Andy asked Carin to include a friendly reminder in the newsletter about landscaping and fence maintenance. He said to have questions directed to him.
- Andy mentioned that Lot 6 has started to address the landscaping concerns on their other lot without a letter.

4. Tim

- Tim shared that mowing by Kirkbride will increase \$50 per mowing which is an increase of \$1500 per year. The increase is due to additional mowing in the area we are clearing of brush and cattails along the drainage into the lake.
- Tim stated that he was awaiting a call back from Lake Doctors on the increase of cost for adding cattail treatment. Note: Mike received quotes from The Lake Doctors shortly after the meeting.
- Tim agreed to call the Health Department about Lot 6's possible septic drainage issue, and he asked for help setting up meeting with other board members (Mike and Andy) since he will be moving.
- Tim was unable to find a reasonable quote for paving the park path. He will ask Tom Nutini to pursue his suggestion of finding a company with a golf path paver. Note: Tom reported after the meeting by email that he had found three paving vendors with a 6 foot paver machine. Next step will be to request a budget estimate.

5. Ginny

- Ginny will contact the ARB members about Eric's thoughts on updating the language in the design manual. The board thought it best to table this discussion until the ARB members are present to express their opinions. The Board considered this a possible May 2019 meeting topic.

6. Carin

- Carin discussed the rough draft of the newsletter and asked for input. Andy suggested adding a statement about landscape maintenance and Mike offered to add information on Adopt-A-Family.

Action Items:

Eric:

Mike:

- Finalize 2019 Budget.
- Send out last 2018 Invoices.
- Aid Tim and Andy with the Health Department meeting if necessary.

Andy:

- Work with Tim on contacting the Health Department about the drainage from Lot 6.

Tim:

- Contact Health Department with Andy and Mike to set up a meeting in order to investigate water from Lot 6.
- Ask Tom to continue the search for a company to pave the path.

Ginny:

- Contact ARB members about compiling possible language they wish to include in the design manual update.

Carin:

- Complete newsletter.
- Contact Wagnall's about room rental 6:30-8:30.
- Investigate time and date conflicts in March to increase attendance at the annual meeting.

Other:

Did not review:

Tabled items:

The Board did not discuss language changes to be made to the design manual. We are opting to table this until May 2019 when ARB members have given their input.

Meeting Adjourned @: 8:00 pm

Next Meetings:

Wednesday, January 23, 2018 at 6:00 PM at 1800 E Glenhurst Dr. NW

Possible 2019 Annual Meeting dates: March 14 or March 28 from 6:30-8:30 at Wagnall's Memorial.