

**Heather Lake Homeowners Association Annual Meeting  
Wagnall Memorial  
March 22, 2018 at 6:00pm**

**Call of Meeting to Order @: 6:30 pm**

**Attendance:** A. Stakely, M. Smith, E. Jones, Tim & Kelly Theado, Robert & Ginny Ware, Pat Mignogno, Tom & Susan Nutini, Carin Gates, Pat Martino,

**Proof of Notice of Meeting:** see images of newsletter below, sent February 2018

**Approval of Minutes from Preceding Meeting on Jan. 10, 2018:** all approved through email 2/13/18

**Review 2017 Accomplishments/2018 Goals**

**Reports of Officers:**

**President (Eric Jones):**

Eric presented legal case results from HOA vs. Lot 37. Ohio Supreme Court not willing to hear appeal. Case is finalized. Kaman & Cusimano will file papers to recover legal costs.

**Treasurer (Mike Smith):**

Present 2018 budget (approved at Jan 2018 meeting)

Mike updated the HOA officer term expirations and presented those to the Board. Open positions exist for Vice President, Secretary, and Parks Coordinator.

Mike discussed Deed Restriction Coordinator position, currently filled by Andy Stakely, is expiring 3/22/18. Andy is willing to continue with this role for another term (to expire in 2020).

Pat Mignogno willing to continue with supporting Design/Architectural Review responsibilities.

Tim Theado volunteered to fill Board position in role of Parks and Grounds Coordinator.

Carin Gates volunteered to fill Board position in role of Secretary.

Ginny Ware volunteered to fill Board position in role of Vice President.

Open invoices, bank account registers.

Eric made motions to appoint Carin as Secretary, Tim as Parks and Common Grounds Coordinator, and Ginny as Vice President. Mike seconded these motions. Motions passed unanimously.

Mike distributed bank account records for review. He also distributed copies of the 2018 budget.

Mike discussed the reasons to have reserve funds and distributed literature containing the details of Ohio law requiring these funds. (copy included on last two pages of minutes)

**Secretary (OPEN):**

**Parks and Common Grounds Coordinator (OPEN):** Wet areas around the lake need to be addressed. T. Nutini still working to obtain quotes. Tom is having difficulty having contractors return our calls, but is continuing work on this.

Held discussions about cutting brush in spillway. Several residents in attendance seemed willing to volunteer time to cut this brush.

Also held discussion about removing and/or treating cattails around lake. Board will review quotes and discuss via email.

**Deed Restrictions Coordinator (Andy Stakely):**

Nothing new to report

**Architectural Review (team):**

Nothing new to report

**Action Items:**

**Eric:**

**Mike:**

**Andy:**

**Other:**

**Did not review:**

**Tabled items:** \*Creating a “Rules” list for the association, including a review & potential updating of the parking restrictions.

\*How and when to use email notifications, brought up with the thefts that occurred.

**Meeting Adjourned @: 7:50 pm**

**Minutes Approved on:**

**Next Meetings:**

May 9 @ Stakely residence

July 11 @ Smith residence

Sept 12 location TBD

Nov 14 location TBD

**2018 Budget Motion**  
**Jan 10, 2018**

Mike: I move that we adopt the following budget and assessment related details.

- 1) For the calendar year 2018, I motion to adopt the budget, a copy of which is attached to the minutes. The budget total is \$22,320 (Ordinary Expense \$20,160 + Reserves \$2,160).
- 2) I further move that the \$22,320 be assessed to all owners of record in two semi-annual amounts of \$155. The first half total amount is due 7/1/2018; the second half total amount is due 1/1/2019.
- 3) I further move that the board, acting through its treasurer, is authorized to expend the funds collected in accordance with but not in excess of the limitations of the individual budget categories established by the attached budget.
- 4) I further move that the board, by a majority vote, throughout the year, may transfer unexpended funds from one budget account or category to another when needed.
- 5) I further move that on December 31, 2018, all unexpended funds in the budget be allocated towards reserves and any balances outstanding in individual accounts where the home has been sold at foreclosure sale be written off as bad debt.

**ANNUAL MEETING OF HOA:  
WEDNESDAY, MARCH 22,  
2018 6-8 PM**

WAGNALL'S MEMORIAL in the Children's Programming room  
(lower level). Accessible using the elevator in the main library.

**2018 BUDGET**

The 2018 budget has been approved by the Board and a copy will be provided to each Lot Owner for review. Please bring any questions you may have to the HOA Annual Meeting or feel free to contact a board member.

**YARD SIGN REMINDER**

Our covenant states:

No sign of any kind shall be displayed to the public view on the Lots except: one professionally prepared sign advertising the Lot for sale.

**SOLD**



**WINTER WEATHER**

The best way to prevent salt or remove snow/ice from the walk path around the lake, so walk at your own risk. Just a reminder that there is no skating on the pond. Our weather is not conducive to a thick, solid ice formation.

**Just for Fun Holidays**

- National Random Act of Kindness Day February 17
  - National Drink Wine Day February 18
  - National Love Your Pet Day February 20
  - National Chili Day and National Margarita Day February 22
  - National Orzo Day March 6
  - National Napping Day March 12
  - Pi Day March 14
  - International Day of Happiness (Spring Equinox) March 20
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[www.heatherlake.org](http://www.heatherlake.org)

**Upcoming Board Meetings**

Board meetings are open to the homeowners. The next meetings are: **Wednesday, May 9<sup>th</sup> at 6pm** and **Wednesday, July 11<sup>th</sup> at 6pm**  
Location to be determined at our March meeting.  
Kindly notify a board member if you plan to attend.

**VOLUNTEERS!**

Three positions are still open on the HOA Board. We are seeking volunteers to fill the following positions:

- **Vice President** – helps to facilitate meetings, places and takes HOA business calls, meets with contractors when needed, provides necessary vote at meetings
- **Secretary** – produces HOA documents and Newsletter, helps to place and take HOA business calls, meets with contractors when needed, provides necessary vote at meetings
- **Parks & Common Grounds Coordinator** – contacts and meets with contractors for park repairs and maintenance, helps to place and take HOA business calls, provides necessary vote at meetings

**Please contact a current board member if you are interested**

Our current Bylaws stipulate that we have six (6) board members. We currently have three(3). If you are interested in joining as a board member or in a volunteer capacity, please contact any member below:

**Board Members:**

- \*President - Eric Jones 740-739-8441
- \*Vice President - Vacancy
- \*Treasurer - Mike Smith 614-619-0070
- \*Secretary - Vacancy
- \*Parks & Common Grounds Coordinator - Vacancy

\*Deed Restrictions - Andy Stakely 740-808-6041

**Board Support:**

- \*Park/Common Grounds - Tom Nutini 614-834-4511
- \*Architectural Review Board Coordinator- Ralph Buckland
- \*Architectural Review Board Committee- Pat Mignogno

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**RESERVES**

Description:

Reserves are savings to provide for repair and replacement of major capital items.

Things to know:

- HOAs are required by Ohio law to contribute towards reserves yearly.
- Reference: Ohio Revised Code Section 5311.081(A)(1).
- The law is intended to avoid large assessments to residents if there is a major expense. For example, several associations are spending millions of dollars to repair dams around lakes.
- The law requires a minimum 10% of the budget until fully funded.
- For Heather Lake, the current contribution is \$2,160 per year.
- The current reserve balance is \$24,796.83.
- The initial reserve target is \$30K, based on an estimate of total path replacement around the lake.
- In addition to the path, the other significant items are the dam and drainage areas.
- When the reserve fund is about \$28K, a formal reserve study will be planned. Since a reserve study will cost several hundred dollars, the board is deferring that expense until we are near the \$30K estimate.
- No funds have been spent from the reserve fund since it was created. However, due to drainage issues that were exposed in last year's heavy rains, we will likely fund repairs from the reserve in 2018.

# Ohio Mandates Reserves for All Community Associations

- **Ohio Revised Code Section 5311.081(A)(1) - Condominiums (2004)**
- **Ohio Revised Code Section 5312.06(A)(1) - Homeowner and Master Associations (2010)**

## Consumer Protection Law to Prevent Surprise Special Assessments.

### Two Parts:

1. **The board must** adopt and amend budgets for revenues, expenditures, and reserves in an amount adequate to repair and replace major capital items in the normal course of operations, without the necessity of special assessments,
2. **Unless** the reserve requirement is waived annually by the owners exercising not less than a majority of the voting power of the owners' association.

## Important to Note Difference Between Fully Funding vs. Fully Funded

Funding is following a plan. Funded is having the money in the bank. Board's duty is to be fully funding.

**NOTE**  
10% of budget into reserves is **NOT THE RULE**

**NOTE**  
Ownership vote **REQUIRED** if the amount budgeted is not enough to be fully funding to repair and replace without the necessity of special assessments.