

# Heather Lake Association Board Meeting

Wagnalls Memorial – Open Meeting

December 12, 2024, 6:00 p.m.

## Call to Order:

John Pekar called the meeting to order at 6:00 p.m.

## Attendance:

Board Members Present: Rita Mitchell, Tom Nutini, John Pekar, Chris Rouser, Doug Shaffer

Others in Attendance: Ann Deskins, Susan Nutini, and Ron & Carol Scott

## Handouts:

Treasurers Reports

Proposed 2025 Budget

Park Drainage Estimate and aerial map

Proposed Language Change for DRM Section 5.5

## Approval of Minutes:

Minutes of the November 11, 2024 meeting were emailed prior to the meeting. Motion made to pass as submitted. Motion passed.

## Financial Report – Interim Treasurer- Doug Shaffer

Financial reports were disseminated and Doug provided an explanation of the reports. He announced that the \$20,000 CD earned \$939.00 in interest and is locked until April 28. John interjected and said that the previous treasurer, Ann Deskins, has now been removed from the Huntington Bank accounts. Tom asked about the Operating Reserve line item. John defined it as an emergency fund that they are allowed to use for unexpected legal fees or items such as aerator repairs or other big ticket items. Motion was made to approve the financial reports as submitted and motion passed. Ann Deskins arrived late to the meeting and was asked to explain the Operating Reserve and how it came to be.

## Parks & Common Grounds– Rita Mitchell

Rita had nothing to report.

## Deed Restrictions/ARB – Chris Rouser

Chris said he received applications for garage additions for lots #9 as well as lot #10 and emailed them to the board for their feedback. He sent the questions to the homeowners and is waiting on replies. Chris informed the board of the formal complaint filed by a homeowner to which he drafted a letter. He said it will go in next day mail. He also said he is working on other violation letters that was discussed at the previous meeting and will have them out shortly.

## Old Business

- Doug to forward email to board about discussion he had with K&C regarding landscape violations (#64) **Not Complete**
- Doug to deliver welcome binder to lot 24 **Not Complete**
- Doug to get Auditor site setback information linked to Heather Lake website – **Unable to do**

- Doug to contact more reserve study companies and report findings at next meeting **Not Complete**
- Doug to send out preliminary budget - **Complete**
- Doug to update cover of DRM revision date and send to webmaster - **Complete**
- Doug to email Tom notice regarding Paypal ending/how to pay assessment to be included in mailing - **Complete**
- John and Doug to complete financial business at the Huntington as board approved - **Complete**
- Chris to write letter outlining ARB application process to the owner of lot 71 and informing lot owner that landscape was board approve - **Complete**
- Chris to send letters to lot owners of #37 and #64 – **Not Complete**
- Tom obtain federal site for the Corporate Transparency Act CALL K&C to find out pricing – is it for every change or every board member change or one time? – **Complete**

As the old business to-do list was being read there was a motion made to have K&C complete any necessary Corporate Transparency Act. Motion passed.

- Tom to prepare/mail open meeting announcement - **Complete**
- All – Review all policies and email changes/suggestions - **Pending**
- Tom to obtain drainage work quote - **Complete**

Tom disseminated a proposed quote from Rex Williams for drainage as well as an aerial map for the area on the walk path behind lot #10. The quote is for \$135 per hour for excavation, equipment, labor and pipe installation for a total of \$1080.00 which includes tax. Chris Rouser volunteered to donate EZ Drain for the project and Tom volunteered to go to Lowes and purchase other necessary supplies. Chris suggested using Aquaphalt Patch instead of cold patch. He said if he is donating the pipe the price of the Aquaphalt Patch would offset the price. Motion made to pass walk path drainage repairs behind lot #10 in the amount of \$1699.84 or less. Motion passed. Tom will email the board with the updated quote.

### **New Business:**

2025 Budget – The draft budget was disseminated to board members. The budget balances and there is no need to increase dues at this time. Motion made to approved the budget as submitted. Motion passed.

### **Open Forum:**

Discussion of DRM Section 5.5: Commencement of Construction or Modification – Tom disseminated a handout showing the DRM current language, language in the Covenants and the DRM proposed language. A lengthy discussion ensued. John interjected and suggested that K&C be contacted and ask whether or not the DRM supersedes the Covenants based on one sentence in the DRM that states “*refer to the DRM for further explanation and guidelines regarding design and construction of dwellings and landscaping for their lot*”. John volunteered to make the call and report back to the board.

Tom brought up the voting on the mowing contract. John said he thought it was voted on via e-mail. Tom said he did not vote therefore it needs to be voted on at this meeting. He went on to discuss the process of the mowing bid. He was not in favor of giving Elliott’s the actual bid from Lescalleet. Chris said he deals with contractors on his job and he would have preferred Elliott’s would have come back with a good bid on their own but since there are not guidelines as there is with government agencies

he is ok with the bid Elliotts submitted. Tom said his fear is that doing business that way could possibly deter companies from bidding in the future. A motion was made to approve the Elliott contract motion seconded and motion passed.

### **Action items without a meeting**

Approval of lot #10 garage addition approved unanimously via e-mail

Approval of lot #9 garage addition approved unanimously via e-mail

Motion to delay CTA filing with K&C until law requires approved unanimously via e-mail

Motion to mail homeowner complaint letter regarding pet violation

### **Action Items:**

- Doug to forward email to board about discussion he had with K&C regarding landscape violations (#64)
- Doug to deliver welcome binder to lot 24
- Chris to send letters to lot owners of #37 and #64
- Tom e-mail updated drainage quote to board
- All – Review all policies and email changes/suggestions
- John to contact K&C regarding DRM Section 5.5 language

The meeting was adjourned at 7:10 p.m. Next meeting is will be held on Thursday, February 6, 2025 at 6:00 p.m. at the Pekar residence.

Thomas Nutini

Signature of Secretary