

Regular Heather Lake HOA Meeting Minutes
Ware Residence 1954 Wilshire Lane
September 12, 2018
Meeting called: 6:09 p.m.

Members present: E. Jones, G. Ware, M. Smith, A. Stakely, T. Theado, C. Gates, S. Nutini, T. Nutini

Previous Email Approvals: Minutes for August 3, 2018 Hearing, Minutes for August 8, 2018 Meeting,

Approved Architectural Review Board Applications: Lot 7, Lot 32, Lot 42

Meeting Minutes:

1. Eric

- Eric mentioned possibly expanding park path to include Lots 1, 70, 71 and 72. Eric asked Andy to contact Lot 1 owners about the broken fence in need of repair.
- Eric if spraying the Southwest end of the lake for cattails would improve drainage in the project area.
- Eric motioned to update the ARB application to include sign off for both ARB and HOA Board members. Ginny seconded the motion and the vote was unanimous in favor.

2. Mike

- Mike stated that the amount in Checking is up because of the lack of legal bills and because of Lot 37 making payments due.
- Mike said that open invoice is for lot 18. He explained that Kaman & Cusimano will be sending letters to begin the lien process.
- Mike mentioned that for this year the expenses for the drainage project will come mostly from checking. Thus, he may not need to use Reserves to cover expenses for the project.
- Mike motioned to be allowed to apply an extra \$3,000 from the Reserve to cover expenses for the drainage project if necessary. Motion was seconded by Ginny and was a unanimous vote in favor.
- Mike asked Tim to come up with a budget for the park for next year. He asked him to include Kirkbride, Lake Doctors and Agroscares. He asked him to include other possible projects such as path paving.
- Mike mentioned that signs and wood fencing should be inspected for repair or replacement as an item to add to the 2019 budget.
- Mike stated that the lake doctors gave a quote for treating for cattails at the southwest end of the lake once drainage was done, and it was a modest increase to add the area.
- Mike added that Scott Richardson would be trapping muskrats around the lake again this fall.
- Mike stated that the annual Trick or Treat Food Drive would be Sunday, October 28th, 2018 from 2 to 4 p.m..
- Mike added that the website needs updated and he asked if it was okay to include everyone's phone numbers.

3. Andy

- Andy stated that Lot 29's owner has not gotten back to him about polling the neighborhood, but he has begun parking his commercial vehicle in the garage to comply with the ruling of the August hearing.
- Andy asked if he should address issues with mailboxes being non-compliant with the mandated mailbox design. Decided that for now the correct information on the mailboxes will be conveyed in the spring 2019 newsletter.

4. Tim

- Tim briefed the board on the current status of the lake drainage project. He stated that the first part involve trenching and each area that showed significant saturation and water retention and that 80% of the tower was complete. However, he mentioned that there was one section he was not happy with and would be discussing it with B Ray Excavation.
- Tim stated that the second step of this project would be to have the cattails mowed down to see how drainage is being affected, but there has been too much rain to move forward. He said the third step would be to see if more tiles would be necessary after that inspection.

5. Ginny

- Ginny offered to be the point of contact for community members wishing to submit ARB paperwork.

6. Carin

- Carin discussed the request from new residents at Lot 50 to install a temporary fence for their dog and ask what the ARB and board would require.

7. Tom

- Tom suggested that a cart paver would be necessary to improve the walking path.
- Tom mentioned that the tile work will cover less area than the original bid and believed that the project would come in lower than originally estimated.
- Tom suggested looking into a new design of neighborhood street signs to allow for better visibility at night.
- Tom gave the history of the workings of the original Architectural Review Board.

8. Susan

- Susan brought it to the board's attention that the current process for architectural review improved upon. She suggested that the document for ARB and HOA Board approval needed to incorporate both ARB and HOA Board signatures. She also stated that all approved architectural projects must be recorded in minutes the following meeting.

Action Items:

Eric:

Mike:

- Begin compiling 2019 budget.
- Update HOA website.

Andy:

- Contact Lot 1 about repairing broken fence.
- Contact Lot 58 how about possible time frame a filling in the small pond on the lot.

Tim:

- Investigate possible projects and cost for 2019 Park and Lake repairs and improvements.
- Prepare list of 2019 park/lake projects and anticipated costs for Mike to create budget.
- Write up a brief description of the drainage project for the website and email it to Mike.

Ginny:

- Act as point of contact for homeowners looking to submit applications to the ARB.

Carin:

- Contact Lot 50 owner about board's decision on fence application.
- Complete and send out fall newsletter.
- Complete an email September minutes for approval of board.

Tom:

- Contact companies about golf cart pavers and request estimates for walking path.

Susan:

- Update ARB Application by adding boxes for all ARB members and HOA Board members to sign off.

Other:

Did not review:

Tabled items:

Meeting Adjourned @: 7:52 pm

Next Meetings:

Wednesday, November 14, 2018 at 6:00 PM at 1745 Glenhurst Dr. NW

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