

**Regular Heather Lake Homeowners Association Meeting
Stakely Residence (1707 W. Glenhurst Dr. N.W.)
May 11th, 2016 at 6:00pm**

Call of Meeting to Order @: 6:10pm

Attendance: (Board and volunteer support) Sandy Stakely, Eric Jones, Mike Smith, Rachel Valinsky
Homeowners: Andy Stakely, Kathy and Kile Weiser, Brian Myatt, Ron Weaver

Approval of Minutes from Preceding Meeting of March 24th: all approved at the beginning of the meeting.

Old Business:

Eric: *How long is an architectural review good for? How long can construction last? More research/follow up is needed.*

Mike:

Kevin:

Rachel: *Vicki Heston would like to see more social events in the community. Current volunteer board members all have full time jobs and other activities in addition to board activities. Need a volunteer coordinator to support organizing social events (e.g. garage sale, community picnic, etc). **-Did anyone volunteer? Do we just need to announce a date in the May newsletter and call it done?** Put it in the May newsletter and Sandy will contact Vicki and Kathy to see if someone wants to make signs. Sandy will post on the website Nextdoor as a homeowner.*

Sandy:

See attached "Follow-up Report – Potential Maintenance Impacts to Heather Lake Park and Lake from New Construction"

New Business:

Reports of Officers:

Treasurer (Mike Smith): passed around bank statements, current budget status/review, and past due lot owners for assessment fees. Read an email from K&C that there are no recommendations this month for legal action needed against the delinquent lots.

Brought up the free seminars that K&C puts on, if any Board member is interested in attending.

President (Eric Jones): *verifying that we have allocated lot #s to the new lots. Steve Meadow's lot is lot #72, lot #71 is the corner lot, the middle lot is #70 and lot #1 is the end.*

Secretary (Rachel Valinsky): *determine when to send out the May newsletter and what else does everyone want on it? (Is there anything else that needs to go out and can mail together?) Send out the newsletter with the June assessments (at the end of May).*

Parks and Common Grounds Coordinator (Kevin Spires): will follow up with Kirkbride for POs for mowing

Kevin motions to accept the bid from Spires Paving for asphalt repairs. Mike seconds, all in favor.

Spill way needs to be kept an eye on and may need attention next year (look into adding to the 2017 budget).

Basic clean up (trimming, edging, weeding) and mulching is a one-time fee \$500. \$2750 includes maintaining existing plantings, trim them, take the beds down to dirt and include the barrier and rock surface (see about including in the 2017 budget in place of asphalt repairs/sealing). The board agrees to move forward with basic clean up and mulching for the front entrances and areas around the lake.

Deed Restrictions Coordinator (Sandy Stakely): vehicle restriction enforcement

Eric followed up with the fire chief of Bloom Township and was told that they follow the regional planning guidelines, which is “if the grass to grass dimension is less than 28 feet, parking should be limited to no more than one side of the road, so emergency vehicles can still get through.”

Architectural Review (team): Steve Meadows submitted a design review application to the Board for approvals.

Discuss amending the Architectural Review process/document to be current with present day- team will schedule a separate meeting to work on this.

Discuss disclosure of Countrytyme concerns submitted to HLHOA Board regarding the new lots. Sandy read aloud the initial email communication from Countrytyme to the Board with Countrytyme’s concerns about the splitting of lot #1 being against our homeowner declarations/bylaws. K&C reviewed the issues in the emails from Mr. Graham, Countrytyme, and did not believe that we should have any further concerns regarding the process for splitting lot #1 (see HOA ARB meeting minutes 5/4/16). The lawyer’s response was communicated by Eric to the Countrytyme representative, who then stated that they (i.e. Countrytyme) will not be making any further demands. K&C believes that this is a non-issue and that the Board should not investigate it further unless Countrytyme files a formal demand. K&C does not believe that this Countrytyme complaint should hold up the Steve Meadows design review and/or the sale/development of the other three lots. Sandy had insisted, soon after Countrytyme contacted the board, that the communication between the Board and Countrytyme be fully disclosed to the existing lot owner(s). Eric stated in the meeting that he spoke to both Rex Williams and Steve Meadows and that Rex and Steve responded with that they would still move forward.

Action Items:

Eric: Research/follow up on how long is an architectural review good for? How long can construction last?

Mike: Make copies of the AR application given to him by another homeowner to circulate for ARB review

Mail out the June assessments and include the May newsletter in the mailing

Kevin: request a final estimate for basic clean up and mulching for the front entrances and areas around the lake.

Rachel: have the May newsletter draft sent for review this weekend/early next week and final copies printed by end of next week (5/20) to drop off to Mike.

Sandy: contact Vicki and/or Kathy about putting up signage for the community garage sale. Post yard sale on Next Door.

Team: need to determine a meeting date/time/location for an ARB meeting to start reviewing/updating the current Design Review Process/document to make it more current with present times.

Did not review:

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

*Website update (last meeting we discussed adding website maintenance to the 2016 budget).

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

Meeting Adjourned @: 850pm

Next Meetings:

Wednesday, July 13th at 6pm at the Jones’ residence

Wednesday, September 14th at 6pm at the Valinsky residence