

Heather Lake Homeowners Association Meeting Sept 13, 2020 at 6:30pm – Smith Residence (outside)

1. Call of Meeting to Order @ 6:30 PM:

Attendance: Mike Smith, Ginny Ware, Robert Ware

Approval of Minutes from Jul 20, 2020 meeting: via email on Jul 22, 2020.

2. Reports of Officers:

President (OPEN):

Vice President (Ginny Ware):

- Feedback on the Kaman & Cusimano series on Professional Management (PM):
 - Consider PM when there is difficulty getting board member volunteers, association issues are not getting addressed in a timely manner, or board members are getting burned out.
 - In smaller associations, there is a small pool of volunteers available to serve on the board. Small associations often cannot NOT afford to have PM.
 - Boards are still required to determine budgets, hire contractors, and manage rules and policies for the association. PM's work within budget, works with contractors, and enforces rules.
 - PMs typically charge a base fee based on the number of homes in an association, number of meetings, etc. For smaller associations, there could be a minimum monthly fee.
 - With a good, experienced PM, associations may see cost savings that offset fees.
 - Important to get the "right fit" with a PM. The best way to find good PMs is to "ask around and look around". Well kept communities may have a sign or notice that provides PM information.
 - A PM may manage dozens of smaller associations.
- Ginny proposed having a gathering at the lake next year (after restrictions are eased) to have a chance to for neighbors to meet each other. Thirty percent of the homes in Heather Lake have sold in the last three years, and it would be great to help new families get to know those living in the community.

Treasurer (Mike Smith):

- Motion to move \$10,000 from Reserves (Savings) to Checking to pay for budgeted path and drainage area work. Path expense will be \$5000 (budgeted \$20,000), drainage \$5000 (budgeted \$3500). Motions seconded by Ginny and approved by all.
- July and August bank statements provided for review
- Reviewed treasurer summary and reports.
 - New homeowners Brian and Megan Collins have moved into lot 23. Don will provide welcome packet.
 - Two lots still have past due invoices, total \$540.

Secretary (OPEN):

Parks and Common Grounds Coordinator (OPEN):

Lake:

- Algae condition much improved. The Lake Doctors got the July algae explosion treated and back under control

- Aeration – Aeration compressor rebuilt in July by Tom Nutini. According to The Lake Doctors, we should rebuild it annually to extend the life. Will add cost to the 2021 budget.

Drainage Work Summary:

- **Status:**
 - Work to begin Sept 21 week on the 1.4 acre area between the fence and walk path. The board accepted a bid from Wilson Asphaltting & Sealing for both path paving and seeding the drainage area excavated in 2019. Work will be in parallel.

Paving Project:

- Status update: Work scheduled week of Sept 21, depending on weather. Wilson Asphaltting & Sealing will apply two coats of “slurry” mix to the entire path, and fix areas with missing asphalt.

Deed Restrictions Coordinator (OPEN):

- Lot 1 – needs mowing.

Architectural Review (team):

- Lots of activity this year – upgrades and maintenance are quite visible throughout the community. Recent design review applications:
 - Lot 10 – replace siding.
 - Lot 37 - full roof replacement, similar shingle color.
 - Lot 23 – fence.
 - Lot 7 – replace and enlarge driveway.
- Notice: Ralph Buckland has resigned from ARB after 20 years of service. Thanks for all the help Ralph!

3. **Other:**

- The November 9th meeting will focus on the first draft of the 2021 budget and 2021 dues.

Meeting Adjourned @: 7:37 pm

Next Meetings: Mon Nov 9, 2020, 6:30 PM. Ware residence or teleconference.