

HEATHER LAKE HOMEOWNERS ASSOCIATION

OPEN MEETING

FEBRUARY 13, 2006

7:00 p.m.

Wagnalls Memorial Library, Lithopolis, Ohio

Trustees Present: Elaine Wagner, Donna Karoscik, Tammy Ellinwood, Tom Nutini, and Dave Norby

Residents Present: Kim and Karl Reinbold (Lot 65), Rob Wilson (Lot 6), Don and Neva Hornbeck (Lot 8), Susan Nutini (Lot 67), Larry and Debra Dove (Lot 2), Marsha Norby (28), Kim Clark-Detwiler (Lot 68), Bob and Madeline Burns (Lot 27), Kile and Kathy Weiser (Lot 69).

Started at 7:04 p.m.

Went around the room with introductions, signed sign-in sheet.

Welcome new residents Don & Neva Hornbeck and Larry & Debra Dove .

Corrections to Agenda: Elaine's e-mail is elaine.wagner@att.net; Dave's is mdnorbs@yahoo.com

FINANCIAL:

Elaine mentioned newsletter items: Lost & Found, business info for residents. All residents are encouraged to contribute to newsletter publications. New Heather Lake directories will accompany the March newsletter.

Elaine presented financial report in Eileen's absence. Ending balance is \$4,332.26, with \$2,789 still owed for 2005.

Tom reported that the 2006 budget as listed is not what was agreed to at last meeting. Proposal to raise dues to \$200 was rejected at last meeting. Dues were set at \$185/yr per lot, showing an increase of \$5 over last year. Some mowing and trimming costs are anticipated to be around \$7,000, not \$9,000 as listed. More budget info will be available from Eileen per request.

Dave asked if we are supposed to vote on budget approval and/or dues amount. Elaine explained that the trustees vote for the residents, but the residents will be able to comment at this meeting. Dave asked if the \$185 was supposed to be divisible by 4. Elaine explained that Eileen's rationale was to distinguish '05

payments from '06 by using \$180 vs. \$185.

Kim Reinbold asked about mowing costs. Tom responded that we have selected Lawn Gents for mowing. More will be discussed during Parks presentation.

Elaine reported that Eileen has filed (or will before March 15th) forms with the IRS for our tax status. Elaine reported that our capital account was in the "hole" due to improvements to the West Glenhurst entrance and small locations around the park.

Dave asked when the actual budget info would be available. Eileen will prepare in advance of next meeting.

Kim suggested a dues collection accounting and more detailed explanation of Park expenses. Kim asked for more info as to what goes into mowing expense of \$8,881.64 plus \$1,147.57 of "other park maintenance," and stated that residents would like to see a spreadsheet of check register, what checks were written for and amounts.

Kim questioned clearing re: Lot 36/Park area, wanted the board to have accountability for expenditures, was under the impression that the \$3,000 listed was completely spent on the Lot 36/Park area. \$561.66 actually went toward Lot 36/Park and the remaining amount spent on cleaning up the entranceway.

Elaine suggested submitting Eileen's documentation from the November meeting for supporting information on expenses.

Rob Wilson (Lot 6) stated that it didn't seem fair to burden the corner lot owners to maintain entranceway areas. Tom will present additional info during Parks presentation, but there are bids for preventative maintenance for these areas.

Dave's New Resident Packet:

Dave showed the packet which is intended for new residents. Welcome letter, board member contact info, latest newsletter, Heather Lake directory, design and landscaping guidelines, and restrictions and covenants. Any suggestions or additions would be welcome. Kim mentioned vehicle ordinance, which Tom will address in Parks presentation. Dave mentioned policies adopted by the trustees re: vehicles and letters of concern are appended to the covenants.

PARKS:

Tom corrected his previous number of 28 times for mowing to 26. \$8,881.64 was spent for mowing/trimming. 2006 mowing budget will be just over \$7,000, \$265 per mow with \$30 additional for trimming. 24 mowings are anticipated, trimming once per month for seven months. Trimming includes around pond, walking paths, and fishing areas. Lawn Gents will provide mowing/trimming

services.

The walking path was built in 1998. Cracks were sealed and coated in 2003. Cracking is minimal at this point, but maintenance is needed to prevent premature replacement. Estimated maintenance costs for 2006 are \$2,500.

Park benches: Originally there were three. Two remain, which need to be replaced. Commercial-grade park benches were shown as proposals. Recycled plastic benches are heavier than steel. Prices are \$418, \$425, or \$578, plus costs of installation, which could be done by residents. Dave thinks he knows someone locally who could provide similar benches without the shipping charges. Residents present all thought it was best to purchase all three at the same time rather than one per year for three years.

Estimated cost to mulch around trees is \$300. This prevents damage from weeding and extends life of trees.

Brush hogging: Rob suggested a controlled burn as opposed to cutting. Kim suggested a buffer area to prevent algae growth/spreading from fertilization runoff. Karl mentioned that cutting the plants presents drainage issues. Kim suggested guidelines for the pond which would survive board-to-board would be very beneficial.

Davey Tree Service is treating trees for insect control. The trees appear healthier as a result. Bagworms are prevalent and residents are encouraged to treat their trees also. Tree fertilization and insect control is approximately \$300.

Tom showed before and after photos of the W. Glenhurst and Alspach entrance and explained the work that has been done. Larry asked whether or not the pine trees behind the sign were treated for bagworms. Tom knows they were not and will add that to the contract for next treatments.

Fenceposts and rails at W. Glenhurst entranceway were replaced, and a drainage problem was addressed. The fence still needs to be painted.

DEED RESTRICTIONS:

Tammy mentioned to be considerate of other residents by restraining dogs and other pets. Dogs need to be on a six-foot leash and everyone must clean up pet droppings from common areas.

Tammy reminded residents of tree and landscaping requirements. Mailboxes are supposed to be uniform in size and color. Vehicles (trailers, RV's, campers) are supposed to be garaged or parked in the driveway, not on the grass, and not inoperable. Vehicles and other "nuisances" were discussed thoroughly. Rob mentioned his white car parked off his driveway, which is operational and belongs to his son.

ARB:

Dave reported that there have been three submissions so far this year for landscaping and/or building and they have been approved. Larry asked what the time frame is for structures to be built (referring to the garage under construction next door to his lot). Bloom Township would have the requirements for the building permit.

MISCELLANEOUS

A block party was suggested. It will be put in the newsletter when the weather is more suitable.

Adjourned at 9:17 p.m.

AGENDA:

- 7:00-7:10 Greetings
Newsletter Items (Elaine)
- 7:10-7:30 Financial Report, Budget (Eileen)
Issue re: trustee incentive -- VOTE
Issue re: dues payment schedule (quarterly/yearly) -- VOTE
- 7:30-7:45 New Resident Info (Dave)
- 7:45-8:15 Parks (Tom)
- 8:15-8:30 Deed Restrictions (Tammy)
- 8:30-8:40 Architectural Review Board (Dave)
- 8:40-9:00 Miscellaneous
- 9:00 Adjourn