

**Heather Lake Association Board Meeting**  
**June 11, 2023 – 4:30PM**  
**Deskins Home**

**Attendance:**

Ann Deskins, Rita Mitchell, John Pekar, Chris Rouser, Carol Scott, Doug Shaffer

**I. Meeting Called to Order**

- a. John called the meeting to order at 4:30PM

**II. Approval of Minutes from 2023 Annual Meeting and May 7, 2023 Board Meeting**

- a. A motion to approve minutes was made by Doug Shaffer and seconded by Ann Deskins. Motion carried unanimously.

**III. Reports of Officers**

**Treasurer (*Ann Deskins*)**

- a. Ann distributed current financial summary documents for the Board to review.
- There are two new homeowners at this time Lot #68-Winters and Lot #38-Hurst
  - Lot #65-Reinbolt has a closing date scheduled for June 30, 2023
  - There are still 3 open invoices with past due assessments - Lots #21, #61 & #63.
    - Notices of past due assessments are sent to K&C once a month and if the past due amount exceeds \$400 a letter is sent by K & C. If still unpaid then a lien is filed.
    - A statement was attached to recent assessment invoices indicating the past due amounts in addition to a \$25 late fee charged to each past due invoice
  - Ann reviewed vendor payments to date.
  - Reported the checking account is in a better position with recent paid assessments.
  - PayPal fee incurred with assessment payments was discussed.
  - A motion to approve the Treasurer Report was made by Doug Shaffer, and seconded by Rita Mitchell. Motion carried unanimously.

**Park and Common Ground (*Rita Mitchell*)**

- a. Rita reviewed Action Items from last board meeting.
- Move speed limit sign on Heather Lake closer to Amanda Northern and stencil "No Trespassing" message on path to lake.
    - Doug prepared and placed the stenciled message on path from Heather Lake.
    - Speed Limit/No Outlet sign was taken care of by Doug Shaffer.
  - Damaged posts at entrances to lake were painted and replaced by Tom Nutini and Rita.
  - Mowers are charging an additional \$55 bi-weekly for mowing two more areas around lake.
  - Met with homeowners on Lots #10 and #11 about mowing an additional fishing access.
  - Tom Nutini sprayed weeds on the path, Rita sprayed weeds off path, Tom and Rita are watering the newly planted River Birch trees, and one is showing signs of stress. Rita sprayed for aphids on the older/established River Birch trees.
  - The design/style of the missing street sign on E Glenhurst has been discontinued. Bloom Township will supply a sign free of charge.
  - Doug talked to homeowners at each corner of W Glenhurst and Alspach, E Glenhurst and Alspach, and Heather Lake and Amanda Northern regarding entrance features. Discussion followed. Homeowners without entrance features were not in favor new ones. Discussion followed.
  - Cattails are back in the lake. Rita will discuss with The Lake Doctor's if there are too many and if they need to be removed.

### **Deed Restrictions/Architectural Review (Chris Rouser)**

- a. Chris circulated DRA's for Lot #68, Lot #56, Lot #60 and Lot #37 for Board approval.
- b. Lot #71 at corner of Alspach and Amanda Northern needs mowed.
- c. Animal cage was put back up on Lot #61 after annual meeting – discussion followed.
- d. Solar panel structure on Lot #61 does not have required plantings on east and west side.
- e. Chris requested that there be no more approvals of DRA's via email. He also will require two hard copies of each application submitted.

### **Vice President (Doug Shaffer)**

- a. It was brought to the attention of the Board that the ditch and right of way area on Lot #17 had not been cut for some time. Doug will follow up with the Township to see if mowing that area falls under the responsibility of the homeowner, Township or County.
- b. Doug reiterated the email the Board received on April 26<sup>th</sup> from Lot #19/20 that was briefly discussed at the last meeting regarding the policy that all storage buildings should have doors. Discussion followed and the board requested clarification if the email is addressing the view of trash cans or the absence of doors.
- c. Doug suggested catch and release signs be posted at the lake and will research sign designs.
- d. Fairfield County Sheriff's Department is willing to send a representative to the next board meeting to discuss ways to deal with the recent increase of trespassers to the park/lake area.

### **IV. Old Business**

- a. Open board meetings will begin in September.
- b. Reviewed the responses from homeowners regarding fireworks, entryway feature and golf carts.
- c. The Board determined that the Architecture Review Board (ARB) and Common Grounds Oversight Committee (CGOC) need to be officially reestablished and members appointed. A motion was made by Ann Deskins and seconded by Carol Scott to officially make the appointments. Motion carried unanimously.

### **V. Adjournment – Meeting adjourned at 6:32PM**

### **VI. Next Board Meeting will be held on July 10, 2023 at 5:30PM at Shaffer Home**

### **ACTION ITEMS**

John – follow-up with Sue Nutini regarding edited DRM

Doug – research catch and release signs; check rocks at entryway to see if they are secured or loose; check with Bloom Township regarding mowing ditch easement on Alspach; put together minutes of organizational meeting on March 26, 2023; reach out to homeowners on Lot #24 to clarify their complaint; paint no trespassing stencil on pathway entrance from W Glenhurst; reach out to sheriff to attend next meeting

Ann - *check with Nationwide Insurance regarding coverage and liability with fireworks at the park and golf carts in the park and on the path; inform K&C that Carol Scott returned as Secretary to the Board*

Rita – will continue trying to save newly planted and ailing River Birch tree; will create and send image for E Glenhurst Dr/Alspach signs

Chris – create new email address for Deeds Restrictions position; return a copy of approved DRA's to homeowners on Lot #68, Lot #56, Lot #60, Lot #37; send a letter to homeowner of Lot #71 requesting it be mowed; draft a letter for the board to review to homeowners on Lot #61 regarding their cat cage and plantings around ground mounted solar panel; contact Don Hornbeck regarding website maintenance and access; contact volunteers that have indicated an interest in serving on the ARB

Carol – forward minutes from annual meeting, and May 7, 2023 board meeting to Don Hornbeck; create minutes for June 11, 2023 minutes