

Regular Heather Lake Homeowners Association Meeting
Mike Smith Residence – 1800 E Glenhurst DR NW
July 11, 2018 at 6:00 PM

Call of Meeting to Order @: 6:05

Attendance: Tim Theado, Ginny and Robert Ware, Andy Stakely, Mike Smith

Approval of Minutes from Preceding Meeting on May 9, 2018:

Approved and re-approved by Tim, Ginny, Andy, Mike. Eric approved by email.

1. Status of Previous Action Items:

Eric

- Mike reported Lot 37 settlement is complete and the account balance is 0. Current dues are paid and the lien has been removed. COMPLETE.
- Eric sent Andy questions and observations on deed restrictions issues. COMPLETE.

Mike:

- Lot 37 settlement complete. COMPLETE.

Carin:

- May Newsletter sent and mailed. COMPLETE.
- May board minutes approved by all. COMPLETE.

Tim and Tom:

- Quotes received from three excavators. Tim and Tom provided details and summaries by email..

Park and Lake Report – Tim.

1. Reviewed drainage project quotes and recommendations. Three very good quotes reviewed. Motion by Tim to accept the quote by B-Ray. B-Ray's quote was the most detailed and responsive. Tim or Tom Nutini (volunteer Park consultant) discussed the work in detail with B-Ray, and even though the quote was lowest, there would be no concerns with B-Ray's work. B-Ray has provided proof of insurance.
 - Vote to accept the motion:
Yes – Mike, Ginny, Tim, Andy.
No – none.
B-Ray's quote is accepted by majority vote of the board.

Treasurer's Report – Mike.

1. Mike presented a financial summary, detailed reports, and bank statements.
2. Due to completion of legal settlements over long term deed restriction violation issues, we have enough funds to move forward with deferred major projects like lake drainage and path sealing.
3. Mike recommended moving forward with drainage and path sealing in 2018 to apply settlement funds to capital maintenance projects deferred due to legal expenses.
4. New homeowners Danny and Robyn Lynch – Lot 28.
5. Pending sales for Lots 5 and 62. Plan to prepare welcome packages with HLA information.

Deeds Compliance Report – Andy.

1. Three registered letters have been sent for compliance issues:
 - Lot 7 – Trailer violation
 - Lot 29 – Vehicle restriction violation. Lot 29 homeowner has indicated in conversation with Andy that they will request a hearing.
 - Lot 36 – Trailer violation

2. Determined that lot 7 had repaired and reduced footprint of existing fence. No violation at this time.
3. Lot 72:
 - Commercial vehicle issue appears to be resolved.
 - Driveway has been completed.
 - Landscaping seems to be underway, plans not submitted yet.
4. Resident has reported nuisance violations with pond maintenance on an adjacent lot. Homeowner advised to contact township and health authorities, and to submit a formal nuisance complaint to the HLA board. Improper maintenance of ponds and waterways can result in excessive mosquito and other pest populations that affect the health and safety of residents.

ARB Report:

1. DRM Review for painting received from Lot 7.
2. Preliminary inquiries received from Lot 50 pending building request. ARM provided initial response.

President/Vice President Report.

1. President absent for business travel. No additional items to report by Vice President.

New/Pending Action Items:

1. Tim to coordinate quote sign-off with HLA President Eric Jones and launching of the project by B-Ray.
2. Time permitting, Tim to survey the lake path for sealing needs. Budget is \$1500 for sealing.
3. Tim to check the lake for signs of Muskrat to determine if additional trapping during the fall season is needed.
4. Mike to provide submitted DRM review for Lot 7 to ARB board (Sent to Pat Mignogno July 11).

Deferred Action Items:

- Develop Summarized Rules Document to facilitate understanding and renewal of key compliance requirements for all homeowners.

Meeting Adjourned @: 8:04 pm

Next Meetings:

Wednesday, September 12, 2018 at 6:00 PM at 1954 Wilshire Ln. NW
Wednesday, November 14, 2018 at 6:00 PM at 1745 Glenhurst Dr. NW