

**Heather Lake Association Board Meeting**  
**September 12, 2022 – 7:00PM**  
**Home of Mike Smith**

**Attendance:**

Brad Briggs, Susan Nutini, Tom Nutini, Kim Reinbold, Carol Scott, Mike Smith

**I. Meeting Called to Order at 7:00PM**

- a. Brad Briggs called meeting to order and welcomed attendees
- b. Minutes from July 14, 2022 Zoom Board Meeting reviewed and approved
- c. Minutes from July 18, 2022 Zoom Board Meeting reviewed and approved

**II. Reports of Officers**

**President (*Brad Briggs*)**

- a. Review of current status of lawsuit involving Lot #60
- b. Consider hiring a management company for Deeds and Restrictions position.
  - a. Enforcement policy procedures need revised, approved and adopted.
  - b. Kim will look at 2000 policy regarding enforcement policy and will present updated version to the board for a vote to adopt.
  - c. Deed restriction violations should not be done in person.
  - d. Some mailboxes are still not in compliance. Friendly reminder will be put in the newsletter first before letters are sent.

**Treasurer (*Mike Smith*)**

- a. Mike passed bank statements for review.
- b. Treasurer Report
  - Some invoices are missing from Parks and Common Grounds
    - Kim will follow up on missing invoices.
- c. 2023 Budget discussion
  - New HOA Ohio Law regarding updates to reserves
    - Assessment needs to be made of larger expenditure items that will eventually fail (lake dam, walking path, lake dredging).
    - The assessment should include estimates of the cost to replace and life of replacement.
  - Annual Budget is voted on and adopted in January.
    - Increase in dues is needed to meet the increase in costs of services.
    - All unspent budgeted funds will roll into reserves not the next year's budget.
    - Reserves need to increase to handle future large replacement expenditures.

**Secretary (*Carol Scott*)**

- a. Newsletter will be prepared and mailed in the next two week.

**Parks and Common Ground (*Kim Reinbold*)**

- a. Park Clean-Up event and board sponsored volunteer appreciation picnic suggested for October 2 approved.

- b. Kim will investigate a public source acquiring a survey to see where we are at regarding the lake dam and lake dredging.
- c. Lake Doctor's and mowing estimates will be coming soon to help budget for next year.
- d. Tree replacement behind Lots #66 & 67 will be budgeted for next year. Five River Birch trees in seven gallon container, 6 to 8 feet tall will be planted in the spring.
- e. Entrance sign replacement cost should be submitted to insurance.
  - Kim proposed a motion to file a claim with the insurance company to replace the damaged sign at the entryway. Seconded by Carol. Motion passed.
- f. Path replacement option of ground tire composite will be researched.

#### **Deeds Restrictions Coordinator (*OPEN*)**

- a. Brad suggested researching hiring a management company to serve in this capacity.
  - Need more board member volunteers.
  - We currently do not have a full board.
  - Discussion and possible vote to occur at March 2023 annual meeting.

#### **Architecture Review Team (*Susan Nutini*)**

- a. Distributed list of Design Review Applications since last Board meeting.
- b. Design Review Manual regarding garage door colors needs better clarification. Review on a case by case basis.
- c. Changes already made without pre-approval will be clarified with K&C.
- d. DRM 3.2.10 will be clarified with K&C.
- e. DRM will be updated and colors choices clarified.

### **III. Adjournment – Meeting adjourned at 9:20PM**

- a. Minutes will be approved via email
- b. Next Board meeting will be November 14, 2022 7:00PM - Location will be determined.
- c. Placeholder for January Board Meeting - January 23, 2023 at 2:00PM

Attachment: Design Review Applications received since last HOA meeting