

Heather Lake Homeowners Association Board Meeting

At the home of Carol Scott, Board Secretary

May 10, 2021 7:00PM

1. Meeting Called to Order at 7:00PM

- Attendance: Brad Briggs, Sue Nutini, Tom Nutini, Carol Scott, Ron Scott, Mike Smith
- Approval of Minutes from March 18, 2021 Annual Meeting via email 4/18/2021

2. Reports of Officers

- President (Brad Briggs)
 - Welcome to the HOA Board Meeting.
 - Open Board positions – no new volunteers to date.
 - Discussion of sale and closing of homes, and a new request coming to the ARB for pool and garage for home on Heather Lake Drive.
 - Board meeting schedule – budget approval and preparation for Annual Meeting requires the Board to meet in November and January. Annual HOA Meeting is in March. The Board will meet September, November, January and March then revisit meeting schedule at Annual Meeting in 2022.
- Vice President (VACANT)
- Treasurer (Mike Smith)
 - Mike presented bank statements and reconciliation/audit report.
 - New homeowners in Lot #28 - welcome package delivered. Three homes are in contract (Lots #18, 25 and 41) and Lot #44 is listed as contingent.
 - Open invoices are down since receipt of past due invoice payment. HOA fees should be collected at closing of house.
 - Summary of expenses - Agroscares expense high due to mulching.
 - Kirkbride will be putting weed treatment down soon.
 - Review of balance amounts for checking, savings and PayPal accounts.
 - Kaman & Cusimano LLC - \$650 retainer is an annual fee and covers seminars, newsletters, and free 15-minute phone calls and is a very reasonable cost for legal representation.
 - Mike Smith and Robert Ware revisited drainage area of lake in March. Robert rolled the area – still bumpy and uneven.

- Secretary (Carol Scott)
 - Newsletter - mailbox maintenance, animal control, and gunfire in neighborhood.
- Parks and Common Grounds Coordinator (VACANT)
 - Tom Nutini – discussed the non-working fire hydrant by the lake and his conversation with Bloom Township Fire Department Lieutenant. Tom will contact Steve Green about hydrant and the guardrail repair.
 - Brad – there is clear advisement from our legal representatives that we should not have homeowners doing plowing and snow removal. A vote was taken and passed to allow our path to continue to be cleared of snow which led to discussion regarding the high spots being scraped off of the newly sealed path from being plowed.
- Deed Restrictions Coordinator (VACANT)
 - Brad Briggs - some trees were cut down in one of the landscaped areas at the West Glenhurst entrance. Mike Smith said the trees were dying and the homeowner cut them down. Discussion of replacing trees to mirror the opposite side of street and if HOA is responsible for replacement. Discussion tabled for now.
 - Susan Nutini will create a survey to send to all homeowners.
 - Susan Nutini - colors on the ARB original color palette has new names. Homeowners need informed of new color names and the option to seek a variance of color selection. Mike Smith indicated that the Design Review Manual should be updated with the new color names that will be used as a guideline for color selection. Discussion tabled until a new revised DRM addendum is created.
 - Susan Nutini - the Bylaws posted on the website are not the correct version. Mike will update web to the correct version.
 - Susan Nutini - all meeting minutes should be posted on the web. Discussion of how and where past minutes and ARB approvals should be stored.
 - Brad and Susan - drove the neighborhood to look for neglected mailboxes and landscaping in need of attention. An announcement will be in the June Newsletter stating that all mailboxes need to be in compliance by September 30, 2021. Noncompliant homeowners will receive a letter after that date.
- Architectural Review Board (Susan Nutini)
 - The ARB needs more members on the committee.

Meeting Adjourned at 9:24PM

Minutes Will Be Approved via e-mail

Next Meeting – September 13, 2021 at 7:00PM

May 13, 2021 – Design Review Application was approved by ARB and Board for Lot #62