

**Heather Lake Association Open Board Meeting
November 10, 2025 – 6:00PM
Wagnalls Library**

Board Attendance:

Rita Mitchell, Tom Nutini, John Pekar, Carol Scott, Doug Shaffer

Heather Lake Resident Attendance:

Leo Adams, Ralph Buckland, Ann Deskins, Dean Edwards, Tim Edwards, Doug Helton, Vickie Helton, Susan Nutini, Rob Wilson

Meeting Called to Order

- Meeting called to order at 6:02PM

Minutes from October 7, 2025 Board Meeting

- Tom Nutini presented the minutes from the previous board meeting held on October 7, 2025 for approval. Minutes were approved.

Review of Tasks To Be Completed From Previous Board Meeting

- Cleaning of park benches – Doug Shaffer tried unsuccessfully a couple of ways to clean the benches. He will continue to research ways to get them clean.
- The use of retractable leashes on common grounds has been addressed with homeowners.
- Huntington Money Market Account still needs addressed.
- Upcoming Reserve Study will include the walk path repair/replacement so no separate estimate is necessary.
- Rita removed some of the sediment between Lots #8 & #7 to help improve the drainage. Tom will reach out to a drainage contractor for an estimate to clear that area in 2026.
- Rita sent an estimate to the board for sealing the wood fencing at the E Glenhurst entrance to the park and the purchase of the chemical Rodeo for cattail remediation.
- Tom sent the Reserve Study proposal to the board for consideration and discussion.
- Tom did not schedule cutting down the cattails. Tom will continue to explore other options for early 2026.
- John linked the Huntington account to EasyHOA.

Update Reports

- Treasurer's Report – Doug/John
 - ✓ Doug discussed handouts including the balance sheet, profit and loss and Huntington banking.
 - ✓ Doug supports completing a reserve study in 2025 since there will be funds available.
 - ✓ The EasyHOA program will make accounting/budgeting much easier.
 - ✓ Tom made a motion to approve the financial report, Carol seconded. Motion passed.
- Park and Common Grounds Report - Rita
 - ✓ Wood sealant for fencing at E Glenhurst entrance to lake.
 - a. Karen Wilson volunteered to apply the sealant to the fencing. Home Depot has the best purchase price. Temperatures need to be between 50 and 90 degrees when applied. Tom made a motion to approve the purchase of the sealant. Doug seconded. Motion passed.
 - ✓ Lake Doctor's
 - a. The last lake treatment of the year was performed in October at no charge.
 - b. Lake Doctor's submitted a proposal for next year. Treatments will be made April through October with two treatments each month from May through September and only one treatment in April and October. This schedule of treatments has worked best in previous years. The total being \$2,277.84 which is approximately the same as last year. John made a motion to approve the Lake Doctor's proposal. Tom seconded. Motion approved.
 - ✓ Elliott's Mowing
 - a. This is year three of contracting mowing services with Elliott's. October 10, 2025 the common grounds mowing schedule moved to bi-weekly instead of weekly mows. The last mow of 2025 was on November 7th.
 - b. The 2026 mowing proposal from Elliott's is basically the same as last year with weekly mows at \$405 and bi-weekly trimming at \$230. This year there were 27 completed mows but the budget was for 30 mows. The budget for mowing will be \$16,724.40 which is an estimate for 30 mows which is the maximum number of mows we would require. Rita will obtain two other

quotes/proposals for comparison. Vote will be delayed until all quotes/proposals are obtained and reviewed by the board.

- ✓ Rodeo Weed Killer
 - a. Both Rodeo and KillzAll have been used in the past for cattail remediation around the lake. KillzAll did not seem to work on the cattails. Tom motioned for the purchase of herbicide chemicals at \$75, Doug seconded. Motion passed.
- Deed Restriction/Architecture Review
 - ✓ Discussion will be followed up via email among board members.

Old Business

- EasyHOA software - if residents did not receive an email invite, check spam folders. This software will streamline paying dues, viewing documents, and communicating with board members. All HLA documents/forms will be available on this website.
 - ✓ Zelle will still be accepted and/or a check with no charge. However, an ACH payment or credit card payment will have a minimal charge.
 - ✓ There is also an EasyHOA app that residents can download if more convenient.
 - ✓ The program will replace the HLA website and will terminate the use of QuickBooks.
 - ✓ Invoices for the current assessment cycle will be both mailed and available on the website.
 - ✓ Still a work in progress.....there is a lot to learn about the program.
- Reserve Fund Study Proposal
 - ✓ The HLA board obtained a reserve study quote/proposal from Criterium Liszky Engineers (CLE) for \$3,519. Tom contacted some of references they provided and shared them with the board. CLE is the largest engineering firm that does reserve studies in this area. All references gave very positive reports of the company.
 - ✓ **Why would we need a reserve study?** There are several assets in the common grounds that need evaluated for the cost of replacement/repair. Obviously, the walk path needs replaced soon. However, the dam structure needs inspected and evaluated by a professional as to what will happen if/when it fails and what the cost would be to replace/repair. If the dam should fail and drain the lake then HLA could potentially be liable for any damage done downstream. There are numerous sizable drainage lines that go from the dam to the creek that need evaluated as well. The dam is under water all the time and we do not know how long it will last. That is why we need professionals who do this every day to make these determinations. When complete, the report/study will be shared with all residents.
 - ✓ Tom made a motion to proceed with the Reserve Study as submitted from Criterium Liszky Engineers for the amount of \$3,519 out of 2025 budget. Doug seconded. Motion approved.

New Business

- 2026 Budget Proposal discussion.
 - ✓ There will be another Board meeting before December 1 to approve the budget for 2026.
 - ✓ No change in the assessment dues for 2026 they will remain at \$470.
 - ✓ Other proposed budget expenses reviewed per draft budget handout.
- Doug distributed his proposed new language/change to the DRM
 - ✓ A new section labeled 6.3 Property Maintenance and Upkeep was presented to board members. This new section addresses general maintenance of the dwelling and improvements on each lot.
 - ✓ A revision to section 6.2 Amendment Procedure was also presented to board members. This amendment would require a majority vote of the 72 lot owners to successfully revise the DRM after its passage.
 - ✓ Discussion followed clarifying the need for a 37 owner positive vote (majority) to make any future changes to the DRM. Many changes have been made to the DRM over the years as new products arrive on the market. This proposed change would slow down or stop approvals of modifications to their property outside the DRM guidelines.
 - ✓ Doug made a motion to present this proposed change in accordance with the current section 6.2 to HL residents. Rita seconded. Motion to present this proposed change to all residents passed with a 3 for and 2 against vote.

Meeting Adjourned – 8:09P

Next Board Meeting

- November 19, 2025 at 5PM at Nutini home