

Heather Lake Association Board Meeting
July 10, 2023 – 5:30PM
Shaffer 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 5:37PM

II. Approval of Minutes from June 11, 2023 Board Meeting and March 26, 2023 Organizational Meeting

- a. A motion to approve June 11, 2023 Board Meeting minutes was made by Doug Shaffer and seconded by Rita Mitchell. Motion carried.
- b. A motion to approve March 26, 2023 Organizational Meeting minutes was made by Rita Mitchell and seconded by Chris Rouser. Motion carried.

III. Reports of Officers

Treasurer (*Ann Deskins*)

- a. Ann distributed current financial summary documents for the Board to review.
- New homeowner closed on June 22, 2023 Lot #65-Tates
 - There are still 2 open invoices with past due assessments – Lots #61 & #63.
 - Ann reviewed vendor payments to date.
 - Reported the checking account is funded and in a better position.
 - The Board discussed alternatives to PayPal due to PayPal fees.
 - A motion to approve the Treasurer Report was made by Doug Shaffer, and seconded by Rita Mitchell. Motion carried.

Park and Common Ground (*Rita Mitchell*)

- a. Rita reviewed actions since last meeting.
- The Lake Doctors recommended leaving the cattails. This eliminates a previous work order provided by Elliott's of \$300 to have them removed. The Lake Doctor's added extra dye to lake to help with algae.
 - Opened an overgrown fishing access behind Lot #65.
 - Elliott's will add gravel and topsoil to the muskrat degraded embankment on NW side of lake. They will also remove the bushes from both sides of the front entrance feature on W Glenhurst/Alspach.
 - To remove the entrance feature there will need to be a 75% vote of all lot owners. If entrance feature is left an option is to plant grass seed behind fencing and gravel in front.
 - Volunteers for Parks Committee were discussed.
 - Discussion of Catch and Release signs near lake. Motion was made by Ann Deskins to purchase Catch and Release signs and seconded by Chris Rouser. Motion carried.
 - E Glenhurst street sign will be replaced by Bloom Township by the end of July.
 - Lot #71 mowing and trimming has been completed.
 - Tom Moore trapped for muskrats in 2022 and they are still an issue. Motion made by Carol Scott to spend up to \$300 for muskrat removal, seconded by Doug Shaffer. Motion carried.
 - Elliott's Mowing indicated mowing costs will increase next year.
 - Ailing River Birch tree is rebounding and looking better.

Deed Restrictions/Architectural Review (*Chris Rouser*)

- a. Chris circulated a draft of letter to homeowners of Lot #61. Discussion that the previous notices to Lot #61 were questionable. John and Chris will hand deliver the letter.
- b. Chris discussed the lack of plantings around solar panel structure on Lot #61
- c. Chris will review the ARB requirements and will bring to the next Board meeting.
- d. Discussion regarding the DRM and its revision.
- e. Chris emailed Don Hornbeck regarding serving as backup on website and he hand delivered the approved DRA for a swimming pool install to Lot #37.

Vice President (*Doug Shaffer*)

- a. Doug volunteered to review sections of the DRM and send to Board for their review.

IV. Old Business

- a. Open board meetings will begin in October.
- b. Carol Scott revisited an email she sent in May to all Board members regarding breaking assessment invoices into four per year instead of two.

V. Adjournment – Meeting adjourned at 7:39PM

VI. Next Board Meeting will be held on August 7, 2023 at 5:30PM at Pekar Home

ACTION ITEMS

Doug – will clarify with K&C the removal of the entrance feature; will send Board sections of DRM for Board review.

Ann - check with Huntington Bank for assessment direct payment options other than PayPal that would be cost effective

Rita – will forward to Ann the plan from Kim regarding \$1800 quote from Elliott's Mowing for gravel and entryway feature; research options for muskrat trapping

Chris – along with John will hand deliver letter to homeowners of Lot #61 review and summarize requirements for serving on the ARB and bring to next Board meeting.

Carol – forward minutes from June board meeting to Don Hornbeck; create minutes for July board meeting