

**Regular Heather Lake Homeowners Association Meeting
Smith Residence (1800 E Glenhurst Dr NW)
September 16, 2015 at 6:30pm**

Call of Meeting to Order @: 6:40pm (after introductions and review of how the meeting would go)

Attendance: Eric Jones, Mike Smith, Rachel Valinsky, James Valinsky, Kevin Spires

Approval of Minutes from Preceding Meeting of July 8th: all approved via email

Old Business:

Mike:

- continue to f/u in obtaining contact info for owner of Lot 33: **Suntrust is the property owner on the website. Mike has sent emails to Majestic Realty and the property management. Might need to look into a lein.**
- follow up with Rex Williams re: semi-annual assessment on Lot 1. **Owner took care of the remaining assessment.**
- Contact Collections Attorney re: Lot 13 on progressing case to Small Claims Court: **attorney recommends that the board officially approves initiating a case with small claims court. See "new business" for decision, below.**

Eric:

- send letter to Lot 37 re: commercial vehicle violations. **Completed.**
- Draft letter from the Board to the County re: Lot 1 split and provide to Rex Williams. **Completed. Lot 1 owner completed the survey work. He is now going to split the lot into 4 lots; all 4 lots will be greater than 2 acres with one lot being 5 acres. County approved the lot split. All of the official documents have been turned in to the county.**

Tom:

- initiate contract with company set to do Park and Entrance mulching and weeding. **Completed.**
- replace entrance sign. **Completed. Tom was not at the meeting.**

New Business:

Rachel motions to make Parks and Common Grounds Coordinator an official title of a Board member position. Mike seconds it. All agreed.

Eric makes a motion to add Kevin Spires from Lot 48 as Parks and Common Grounds Coordinator. Mike seconds it. All agreed.

Contact info: 614-862-0705 (home), 740-777-3912 (cell), kspires@outlook.com

Mike makes a motion to officially make Eric the Board President; he will continue his duties for Deeds Restriction Coordinator as well. Rachel seconds it. All agreed.

Mike makes a motion to accept the attorney's recommendation initiating a case with small claims court against Lot 13. Eric seconded it. All agreed.

Need to discuss ideas on which portion of the budget to assign this cost at our next meeting. Potentially Legal fees section of the budget.

Status update on the sale of 8502 Heather Lake Dr (Lot #63). The closing has taken place for the new owners. Mike contacted the title agency to collect the transfer fee for the board and will continue to follow up.

Reports of Officers:

1) Treasurer (Mike Smith): reviewed and discussed Budget and Accounting as of 9/7

Bank account balances are in good shape.

The Board is over budget to date due to legal fees associated with deed restriction enforcement, adding by-law amendments, and splitting Lot 1. The Board expects to get re-imbursed for legal fees. Weed control is also over budget due to a large brush pile that needed to be removed since it wasn't allowed to be burned.

*The Board will budget slightly more for Legal Fees for the next year.

The following Lots with outstanding invoices are:

Lot 13, Lot 18, Lot 21, Lot 35, Lot 37, and Lot 66.

Lot 37 and Lot 13 have Liens

Mike motioned to have Tom do quotes for necessary asphalt repairs. Rachel second. All agreed.

2) Deed Restrictions Coordinator/Architectural Review (Eric Jones):

Mailed letter to Lot 37 about their commercial vehicles. The attorneys also sent a letter and the camper then got moved but still had commercial vehicles on the property. The owners did not respond/sign the letters. Eric sent one more letter about the commercial vehicles and again there has been no response. Attorneys said that the Board has the right to have the vehicles towed without any legal repercussions back on the board; the tow companies would be liable, unless they have a court order. They have until 9/25/15 to sign the letter back to the lawyers and address the issue. If they have not resolved the issues after that, then the Board will need to make a decision on the next action.

There is nothing in the deed restrictions that state you cannot park your car and other vehicles in your grass, it just says that you can't park them on the driveway. Do we want to look at updating our by-laws? Keep thinking about this and we'll bring it up in a future meeting.

3) Secretary (Rachel Valinsky): When does the next newsletter go out and what do we put in it?

Is Halloween on Sunday, Oct 25? Do we ask them to put ribbons or balloons or something on their doors or mailboxes to designate that they are or are not participating in trick or treat? Will discuss with Tara on previous years and email out to the Board before implementing.

Report of Volunteers:

- 1) Park/Common Area Manager (Tom Nutini):** Not present
- 2) Architecture Review (James Valinsky):** nothing to report

Action Items:

Mike: send Tom's contact information to Kevin

Eric: Eric to check with Tara to maybe look for a time/volunteers to weed the entrances.

Tom: Provide quotes for necessary asphalt repairs

Kevin: contact Tom to start transitioning ownership of Parks and Common Grounds items.

Rachel: Get with Tara on welcome packets, newsletter, and Trick or Treat
send a welcome letter and copy of the by-laws to the new owners of Lot 63.
Add budget discussion to the agenda for the next meeting.
Send agenda out ahead of the meeting to all board members

Kevin and Rachel to contact Kaman & Cusimano, LLC (attorneys at law) to let them know that we are board members for the Heather Lake HOA Board. Look into attending seminars. Once they add us as board members, we can register at ohiocondolaw.com, ohiohoalaw.com, or by calling 888-800-1042.

Meeting Adjourned @: 8:45pm

Next Meetings:

Wednesday, November 11th at 6:30pm at Smith's

Wednesday, January 13th at 6:30pm at the Valinsky residence

Wednesday, February 10th at 6:30pm at the Spires residence

Thursday, March 24th annual meeting at Wagnall's (tentative)