

## **Heather Lake Association Board Meeting. April 28, 2026 – 6:30 PM**

### **Canal Winchester – Donatos Meeting Room. Attendance:**

**Rita Mitchell, Rob Wilson, John Pekar, Doug Shaffer**

#### **Meeting Called to Order 6:47 PM**

Agenda was reviewed and no additions were suggested. The Annual Meeting Minutes were reviewed, a motion to approve the Minutes was made, approved unanimously. The Minutes from the last Meeting at Donato's April 9<sup>th</sup> were approved unanimously as well.

#### **Treasurer Update – John Pekar**

The HOA Opened a new CD with \$2,000 at 3.92% (4.00% annual) which will expire in September. This is a new CD separate from the other CD account. John mentioned he had also applied for a credit card for the HOA, because the HOA would earn 4% cash back on 1 of 10 areas we select, one of those areas being utilities. If we spend \$5,000 on the card in the next 3 months, we get \$700 back.

1925 Wilshire Closed, the check from escrow has not come I yet. It was noted two other houses were for sale. Treasurer reports were approved. John mentioned Tom Nutini expressed interest in working on the Reserve Study, but hasn't confirmed.

#### **Updated form Deed Restrictions – Rob Wilson**

Rob met with two representatives from the County, regarding a fund the residents of Heather Lake pay into for cattail clean up. Doug and Rob will meet with the County again regarding this fund and assessments. The County employees also looked at the Dam and Headwall. The seal on the dam is leaking and the headwall has trees growing out of it, both areas were missed by the Reserve Study. The vehicle (trailer) violation was discussed, and K&C will be contacted for next steps. No further updates.

#### **Parks and Grounds Update – Rita Mitchell**

The benches were chemically cleaned and came out really well. A couple of areas Elliott's missed mowing were addressed. Karen Wilson volunteered to re-seal the new fence at the entry by the lake on West Glenhurst. Rita reached out to Tom Nutini regarding the "to do's" he had volunteered for but has not heard back.

#### **President Updates Doug Shaffer**

Nick Meinart was consulted regarding changing the Covenants, mainly to either "flip the 1 and 3" under construction times or make it conform to Township guidelines. Nick stressed we

cannot use an outside guideline like the Township in our Restrictions; for example, what if the Township changes it to 4 years, would we want that? Regarding number 9 to enforce the DRM Revision policy the covenants need to change DRM amendment authority from “Declarant” to “As written in the DRM”. This would ensure Boards present and future will follow the revision policy in the DRM. Motion was made and vote was unanimous to proceed and pursue both changes.

An updated amendment policy to the DRM was presented after resident feedback. It was unanimously approved to send it out to residents and vote at the next meeting. Estimates for the new Asphalt path were distributed but not voted on. Rita mentioned she would try and retrieve the access to the secretary email from Carol Scott.

John and Doug will collaborate on a newsletter for May.

Next meeting has been set for July 9, 2026.

Meeting adjourned.