

Heather Lake Association Annual Board Meeting

Wagnalls Memorial
March 27, 2025, 6:00 p.m.

Call to Order:

Doug Shaffer called the meeting to order at 6:05 p.m.

Attendance:

Board Members Present: Rita Mitchell, Tom Nutini, Chris Rouser, Doug Shaffer

Others in Attendance: Ann Deskins, Keith Hamilton, Susan Nutini, John Pekar, Debra Roberts, Ron & Carol Scott, Robert & Ginny Ware, Carrie Wilson, Rob Wilson

Minutes of Previous Annual Meeting:

Doug announced that there are no minutes from the previous meeting at this time. He received the recorded version last month. He said it will be remedied and posted on the website in the near future and possibly included with the next newsletter. Tom did present minutes of the February 6, 2025 board meeting. A motion was made by Doug and seconded by Rita. Motion passed.

Proof of Notice of Meeting:

Tom Nutini, Secretary, stated that the Heather Lake Association Annual Meeting announcement was mailed to all homeowners in December 2024 with invoices, printed in the March Newsletter, as well as posted on the Heather Lake Association website.

Financial Report – Interim Treasurer- Doug Shaffer

Financial reports were disseminated and Doug provided an explanation of the reports. A few points made were:

- \$4,320 was transferred to the Capital Reserve Fund as budgeted in 2024
- There are no late assessments
- Computer and Internet expense is over budget due to a 3-year renewal at a discounted price
- Electric and Insurance are paid for the year
- Annual Legal Fees increased by \$50
- Property Taxes have been paid for the year
- \$20,000 CD that was started last year has now earned \$1164.89. It expires at the end of April and the board will review at that time.
- \$3,067 was remaining at the end of fiscal year 2024, therefore it was moved to the capital reserve fund. This additional money was from mowing savings due to last year's drought and unused reserve study funds.
- There was one homeowner who paid with Paypal. Payments are no longer being accepted through Paypal.

Chris made a motion to approve the Treasurer's Report as submitted. Rita seconded. Motion passed.

Parks & Common Grounds– Rita Mitchell

Rita disseminated the Park and Common Grounds Report. She discussed the 2024 accomplishments and the 2025 completed projects as well as hopeful projects for this year as shown below:

2024 Accomplishments:

- ✓ Replaced the fence at W. Glenhurst entrance
- ✓ Got the previously overgrown areas under control
- ✓ Thinned willow trees around the pond
- ✓ Removed the willow tree that was falling in the pond
- ✓ Lake Doctor's algae treatments presented the best results seen in years
- ✓ Mowing was minimized due to drought with those funds to be used on entrance sign

2025 Completions and Hopefuls (o):

- ✓ Replaced front entrance sign
- ✓ Added 4 coyote decoys to eliminate Canadian Geese
- ✓ Continuation use of Lake Doctor's utilizing same timeline plan as 2024
- ✓ Continuation use of Elliott's Mowing Company with decreased amount
- ✓ Remove cattails
 - Continue maintenance of previous overgrown areas
 - Correct drainage issues along path on SE side of pond
 - Investigate/repair bare spots as needed
 - Cut/remove tree limbs
 - Clean out drain pipe
 - Ensure willows are thinned out
 - Early application of weed killer to prevent overgrowth in ditches
 - Clean aerator/pick up debris, apply muck digester monthly
 - Volunteers Carol Scott and Susan Nutini will continue flower bed care
 - Clean benches
 - Pick up/remove sticks
 - Check for painting/touch up as needed on posts/fences

Muskrats were discussed and Keith Hamilton said he will investigate options for muskrat removal.

Deed Restrictions/ARB – Chris Rouser

Chris proved an overview of recent applications received and approved and mentioned that there are 2 lots pending on deed restriction violations.

Election of Officers:

Doug Shaffer and Chris Rouser's 3 year terms are up. Chris said he is not interested in serving another term. Doug expressed interest in serving another term. Susan Nutini nominated Carol Scott and she accepted the nomination. Tom made a motion to accept Carol to the board and Ginny Ware seconded the motion. Motion passed. Chris made a motion to nominate Doug for re-election and Ginny Ware seconded the motion. Motion passed.

Open Forum:

Several issues were discussed:

There's a van that has been sitting in the easement for an extended period of time to which Doug suggested contacting the township.

Dogs barking was another issue of concern. There was another homeowner who complained via e-mail. When asked to complete a complaint form the homeowner declined saying they would contact the county. Doug suggested touching base with that homeowner to see what response he received from the county. If there isn't a resolution, there's a possibility of looking into the nuisance clause in the HOA legal documents.

The meeting was adjourned at 6:46 p.m. The board scheduled the organizational meeting on Friday, April 11, 2025 at 6:00 p.m. at the Panera in Canal Winchester.

Attachments:

Meeting Agenda, Sign-In Sheet, Treasurer's Report, Parks and Common Grounds Handout

Thomas Nutini

Signature of Secretary