

**Heather Lake Homeowners Association Meeting  
Jones' Residence (1982 Wilshire Ln)  
July 8, 2015 at 6:30**

**Call of Meeting to Order @:** 6:30pm

**Attendance:** Michael Smith, Eric Jones, Tara Jones, Tom Nutini, Rex Williams, James and Rachel Valinsky

**Approval of Minutes from Preceding Meeting of May 22<sup>nd</sup>:** all approved via email

**Old Business:**

**Mike:** semi-annual invoices have been mailed out  
: sent out invoice to LOT 37 for attorney fees

**Eric:** mailed second letter to LOT 37 for violation of commercial vehicles  
: Added name on HOA Bank Accounts

**Tara:** devised June 2015 HOA Community Newsletter, obtained Board approval and mailed

**New Business:** Rex Williams (co-owner of Lot 49) has purchased Lot 1 and would like to split it into three lots. He presented signatures from 75% of the lot owners stating they would approve this division. Prior to this meeting, Eric spoke with the Attorneys and was advised that in order to split Lot 1 the current Declarations of Covenants would need amended. An estimated fee of \$850 would be required for the Attorneys to draft this Amendment (Future discussion will occur re: who will be responsible in paying said fee). To become official/legal, the Amendment, would then require a 75% vote of approval by lot owners via formal ballot. The Attorney recommends the Board draft a letter to the County so Rex can obtain an informal "go ahead" from the County. If the County will not approve the split of Lot 1, then there will not be a need to proceed with an Amendment.

**Reports of Officers: 1) Treasurer (Mike Smith):** reviewed and discussed Budget and Accounting

: The Board is over budget to date due to legal fees associated with deed restriction enforcement and weed control fees. The Board expects to get re-imbursed for legal fees.

: The following Lots with outstanding invoices are:

Lot 13, Lot 37, Lot 66.

: Lot 37 and Lot 13 have Liens

: Still researching Bank Contact information for Lot 33 so can mail semi-annual invoice

: Requested Rex William (Lot 1) find out if previous owner paid semi-annual invoice, or if he is responsible dependant on date of sale

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

Lot 33 overgrown lawn. Awaiting contact info on current owners so can mail Friendly Letter outlining violation.

: Lot 37 has made progress in regards to remedying some vehicle violations, but is still in violation for commercial vehicles. Attorney recommends monthly assessments cease as a case is still active with the Attorney until all vehicular issues are resolved

**Report of Volunteers: 1) Park/Common Area Manager (Tom Nutini):** Presented and discussed

proposed cost of mulching, weed removal and the spraying of weed control in the Park and at Entrance. Mike made motion to approve, Eric seconded. Motion passed.

: Agreed to discuss the purchase and planting of trees at entrance this fall when more cost effective

: Aware Entrance sign is down and has purchased longer screws to re-install

**2) Secretary (Tara Jones):** no news

**Action Items:** James and Rachel Valinsky are interested in joining/volunteering on HOA Board. Motion made by Mike to make Rachel (ph. 614-203-1893) a voting Board Member as Secretary. Eric seconded. Motion passed. James Valinsky (ph. 740-503-9854) is willing to volunteer as Architectural Reviewer. Tara Jones will continue to volunteer as needed.

**Mike:** continue to f/u in obtaining contact info for owner of Lot 33  
: follow up with Rex Williams re: semi-annual assessment on Lot 1  
: Contact Collections Attorney re: Lot 13 an progressing case to Small Claims Court

**Eric:** send letter to Lot 37 re: commercial vehicle violations  
: Draft letter from the Board to the County re: Lot 1 split and provide to Rex Williams

**Tom:** initiate contract with company set to do Park and Entrance mulching and weeding  
: replace entrance sign

**Tara:** Meet with Rachel Valinsky re: Secretarial duties  
: call Fairfield County Health Dept. re: possible mosquito spraying of development

**Meeting Adjourned @: 8:30**

**Next Meeting has been changed from September 9<sup>th</sup> to September 16<sup>th</sup> at 6:30 at Smith's**