

**Regular Heather Lake Homeowners Association Meeting
Smith Residence (1800 E Glenhurst Dr. NW)
May 24th, 2017 at 6:00pm**

Call of Meeting to Order @: 6:31 p.m.

Attendance: S. Stakely, M. Smith, E. Jones, Robert and Virginia Ware, Tom Nutini

Approval of Minutes from Preceding Meeting of March 15, 2017: all approved through email.

Old Business:

Eric:

1. Deliver Deed Restriction information to Sandy. (Incomplete).
2. Deliver copies of HOA documents to Lots 7(Complete), 11(Complete), 41(incomplete) & 42(Complete).
Will hold copies for Lot 41 until owners move in.
3. Mulch around the lake's aeration pump housing when weather improves. (Incomplete) Needs to complete.

Mike: n/a

Sandy: n/a

New Business:

Reports of Officers:

Treasurer (Mike Smith): Mike presented Treasurer Reports. Payments YTD have been made for Computer/Internet, Insurance, Mowing, Weed Control, and Lake Maintenance. Open, unpaid invoices exist for lots, #'s 1, 70, 18, 21, 37, totaling \$7843.96. The board discussed the open invoices and the topic of refiling the lien on Lot 37 to update the outstanding balance. Mike will discuss this with K&C.

Lot 4 is in contract. New owners (Tim and Kelly Theado) are requesting info in preparation for building a detached garage. Specific info needed is set-back dimensions. Mike referred them to Bloom Township.

President (Eric Jones): Nothing to report.

Secretary (OPEN): Newsletter for June. Discussed adding comments about Garage/Yard Sale dates. Provide update about Lake Maintenance contractor is now Lake Doctors. Update status of open HOA Board positions.

Parks and Common Grounds Coordinator (OPEN): Tom Nutini discussed weeds growing on the walk path and is willing to spray them. Tom is impressed with Lake Doctors' performance to date. Wet areas around the lake need to be addressed. Tom is willing to help coordinate the work. Tom and Eric will review the wet areas and map them out. Tom will work on getting estimates. Board will review estimates and determine next steps.

Mike discussed a suggestion made by Lake Doctors to add "Muck Digester" to the lake in order to improve future condition of the lake. The board will consider this option in the future.

Mike provided quotes for mulching/edging common areas. Mike made a motion to approve edging and mulching beds in the common areas. Eric seconded the motion. The board approved the motion unanimously.

Deed Restrictions Coordinator (Sandy Stakely):

The board discussed communicating with prospective buyers and the potential risks of this. Sandy will draft some language on this and share with the board for the future.

Lot 72 Parking violation updates. Sandy discussed details of her conversation with K&C related to parking violation. K&C is not familiar with DOT 192 regulation or any exemptions it may provide. Sandy also discussed the subject of “Deannexation” with K&C. Sandy was told this cannot happen without signatures of board members.

Sandy discussed the length of the grass on Lots 1 and 70 and will draft a letter to send to the owners.

Sandy will contact Pat Mignogno and Ralph Buckland to invite them to the ARB Update meeting.

Architectural Review (team): Pat Mignogno (Lot 31) offered to assist with ARB. Can add to Ralph Buckland (Lot 19)

Lot 43 project planned for Spring/Summer 2017. Lot 51 project planned for Spring/Summer 2017. Lot 41 project planned for 2018.

Scheduled special meeting to discuss and review updated ARB Manual: June 14, 6 pm at Smith home.

Action Items:

Eric: Deliver deed restriction documents to Sandy. Mulch around aeration pump housing. Meet w/ Tom – lake maintenance.

Mike: Contact K&C to refile lien on Lot 37 to update with current outstanding balance.

Sandy: Contact Pat/Ralph about ARB meeting. Mowing lots 1/70. Lot 72 – follow up on getting email regarding DOT regulation. Search ATLAS and develop language/guidelines for communicating w/ potential buyers.

Other: New residents of Lot 4 are interested in volunteering.

Did not review:

Tabled items: *Creating a “Rules” list for the association, including a review & potential updating of the parking restrictions.

*How and when to use email notifications, brought up with the thefts that occurred.

Meeting Adjourned @: 9:15 p.m.

Next Meetings: July 26 @ Jones residence, 6pm
September 13 @ Smith residence, 6pm
November 8 @ Stakely residence, 6pm