

**Heather Lake Homeowners Association Annual Meeting
Wagnall Memorial
March 21, 2019 at 6:00pm**

Call of Meeting to Order @: 6:06 pm

Attendance: Board Members: M. Smith, G. Ware, E. Jones, A. Stakely
Residents: Robert Ware, Pat Mignogno, Susan & Tom Nutini

Proof of Notice of Meeting: see images of newsletter below, sent

Approval of Minutes from Preceding Meeting on Jan. 10, 2018: all approved through email 2/16/19

Reports of Officers:

President (Eric Jones):

Eric reviewed 2018 Accomplishments/2019 Goals and then covered HOA Officer Vacancies/Term Expirations

Vacancies: Park and Common Grounds Coordinator, Secretary

Term Expirations: President

Near the end of the meeting, Eric asked those present if anyone was willing to fill any of the vacant Board position. There were no volunteers. Eric was asked if he was interested in extending his role as Board President. He indicated he is not stepping down as President at this time, but he is not willing to commit to another 3 year term as Board President.

Vice President (Ginny Ware): No info to cover.

Treasurer (Mike Smith):

Mike shared copies of the 2019 budget which was approved at Jan 2019 meeting and explained copies were mailed to residents. He asked for questions related to it. There were no questions and he has received no questions since the mailings.

Mike discussed a carry-over expense from 2018 to 2019 related to drainage work which could not be completed last year. New expenses in 2019 will cover cattail treatments around the lake.

Questions were asked from a resident about the Reserve fund balance. Mike provided info that the Reserve fund is \$27724 as of the Annual meeting. Mike also provided an explanation for how surplus budget money is handled at the end of each fiscal year.

Mike shared info on the profit/loss information, open invoices, and account balances and discussed lot transactions in 2018 and early 2019 and major expenses paid 2019 YTD. He has also learned of a closing date on Lot 71 is scheduled in the coming weeks.

Mike made the group aware that on Monday 3/25 a walk-through with Kirkbride is scheduled to review mowing needs/expectation in 2019.

Secretary (OPEN):

Parks and Common Grounds Coordinator (OPEN): Tom Nutini provided an update on the Lot 7 septic inspection. It has been scheduled for the week of 3/25. Results should be provided through a written report. If there are no septic issues identified, more drainage work may be required to address concerns in this area.

Tom and a Board member needs to schedule and conduct a walk-through of the walking path areas we want to repair/replace in 2019.

Another necessary item is to contact B-Rays (2018 Drainage Contractor) to discuss remaining work and tentatively schedule that work.

Tom indicated coyote decoys purchased to address the goose population around the lake seem to be showing positive results. There is a flightless goose on the lake which has raised concerns. One resident volunteered to contact the Ohio DNR and discussions have started on how to deal with the goose.

Deed Restrictions Coordinator (Andy Stakely):

Andy will be reviewing mailboxes in the coming weeks to inspect paint and overall condition. Letters will be mailed to residents, if necessary.

Lot 1/70 will need to pave the driveway this summer. Andy will be addressing this topic as well as the landscape requirements with the resident.

Architectural Review (team):

S. Nutini proposed adding some language to the ARB/Design Review Manual. The board is willing to listen to suggestions for possible updates.

Action Items:

Eric: Schedule time with Tom Nutini to review walk path and identify areas to replace.

Ginny: Contact B-Rays (once contact info is acquired) and inquire about possible dates to complete work remaining from 2018. Schedule time for B-Rays to meet with HOA representative to discuss details of remaining work.

Mike: Locate contact info for B-Rays.

Andy: Review mailboxes and conditions on Lot 1/70.

Other: Tom will be working on plans for the asphalt path work and will be providing information on street signs to the board.

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 @: 7:06 pm

Minutes Approved on:

**Next Meetings: Wednesday, May 15, 2019 at 6:00 PM at Jones Residence 1954 Wilshire Ln.
 Wednesday, July 17, 2019 at 6:00 PM at Ware Residence 1982 Wilshire Ln.**