

Heather Lake Association - Board Meeting
August 11, 2026 – 6:30PM – Shaffer residence

Board Members Present - John Pekar, Rita Mitchell, Doug Shaffer, Rob Wilson

Absent – None

Meeting Called to Order - Meeting called to order at 6:33 PM

- Finalize the Agenda – No changes or additions were added.
- Keith Hamilton was ratified to the Board after his successful sit in at the open meeting.
- John pointed out we needed to determine the terms for each current board member; Doug will go through the past notes and determine the terms for each member and the open position.
- Minutes from the July meeting were revised and will be approved later via email, and the revised minutes from the annual meeting were approved.
- Doug explained the DRM revisions voted on at the annual meeting were added to the DRM and it was sent to the Don Hornbeck to add to the website. Doug will add it to easy HOA.

Treasurer's Reports were distributed (John):

- One of the CD's was "cashed in" to liquidate the funds for the asphalt project and placed into a regular account.
- Capital Reserves were reviewed, income year to date, interest, etc.
- 2 sales have gone into contract since the last meeting.
- Past due invoiced were discussed, there are two outstanding.
- Lot 37 violation updates were reviewed.

Parks and Grounds Update (Rita):

- It was mentioned a new resident is mowing well past their property line towards the lake. Doug will address when the welcome binder is handed out.
- The aerator was shut off because it was almost underwater and a wasp nest was discovered under the locked cover. Rita will spray it and get the aerator up and running again.
- Rob volunteered to run point with the contractor on the asphalt project, aligning the timing of the project with HOA funds liquidity.

Deed Restrictions/ARB Report (Rob)

- Aged HOA Violations have been resolved with one pending.
- A new trailer violation and complaints regarding an animal violation were discussed. The Board will make the owner with the new trailer violation aware, and send a letter for the animal violation that has already been discussed with the homeowner in July of 2025.
- The board voted unanimously that any complaints going forward will be in writing via the complaint form in order to be addressed and have a paper trail. Per K&C any recipients of a complaint have a right to face their accuser.

Old Business:

- It was determined the Reserve Study will be pursued with the new information including the asphalt bid. The HOA will ask for a partial refund from the Reserve company due to the inaccuracies in the first report.

New Business:

- Welcome binders were discussed, and the Board voted to continue the process.
- The Covenants revisions were discussed and edited, and the edits will be sent to Kaman and Cusimano to verify the phrasing before a final vote.
- Rob made a motion to record the Design Review Manual with the County. Motion passed unanimously.
- Keith Hamilton will take the VP position.
- Rita will reach out again to Carol regarding the access to the Secretary email.

Adjourned at 7:25 PM, next meeting TBD.