

Heather Lake Association Board Meeting
May 7, 2023 – 4:30PM
Pekar Home

Attendance:

- Ann Deskins, Rita Mitchell, John Pekar, Doug Shaffer
Carol Scott (following the Board vote)

I. Meeting Called to Order

- a. John called the meeting to order at 4:30PM

II. Appointment Vote for Board Secretary

- a. A Board vacancy was created with the resignation of Chris Teeters. John Pekar reported to the Board that he met with Carol Scott, former HLA Board member and Secretary and indicated her willingness to be considered for Board membership. John felt her experience and institutional knowledge would be an asset to the Board. Rita Mitchell made the motion to appoint Carol Scott to the vacant Board position to serve as Heather Lake Association Board Secretary. The motion was seconded by Doug Shaffer. The motion carried unanimously.

III. Reports of Officers

President (*John Pekar*)

- a. Welcomed everyone to the meeting.
- b. John gave Carol the official records from the annual meeting including the signed petitions, voting ballots and official vote count.
- c. There were no minutes taken at the first meeting of the new Board in April. Doug will create minutes from the meeting agenda.
- d. Carol will forward the official minutes taken at the 2023 Heather Lake Association Annual Meeting to the Board for their review and approval.

Treasurer (*Ann Deskins*)

- a. Ann spent some time with Mike Smith (past Heather Lake Treasurer) migrating the financial records from QuickBooks desktop version to QuickBooks online version.
 - Ann distributed current financial summary documents for the Board to review.
 - There are no new homeowners at this time, however, there are three houses for sale with scheduled closing dates.
 - There are three open invoices with outstanding assessments past due.
 - Ann reviewed recent expenses and bills that have been paid.
 - A motion to approve the Treasurer Report was made by Rita Mitchell, and seconded by Carol Scott. The motion passed.

Park and Common Ground (*Rita Mitchell*)

- a. Rita reported that she added 6 grass carp to the lake.

- b. Rita and Tom Nutini met with the Elliott mowing representative to clarify mowing details since the mowing of the previous week did not meet expectations. .
- c. The sign posts at the two entrances to the park need to be removed, replaced and painted. Tom Nutini volunteered to replace and paint the posts.
- d. Rita will reach out to homeowners around the lake and ask for their support in the care and maintenance of the lake area and common grounds.
- e. Doug will investigate procuring a “No Trespassing – Heather Lake Residents Only” stencil that will be used on the pavement at the two entrances to the park.
- f. The storm damaged Heather Lake sign was removed from the W Glenhurst entryway last year and the dead juniper bushes in front of the entryway fence need removed.
- g. The E Glenhurst street sign is missing from the corner of Alspach and E Glenhurst. Discussion followed regarding the options for a replacement street sign.

Vice President (Doug Shaffer)

- a. Doug indicated that some residents have reached out to him asking about more “fun” activities around the lake. Some of their suggestions are:
 - Easter egg hunt at the park for kids
 - Movie night at the lake (kid friendly)
 - Car show
 - Halloween Trunk or Treat at the park
 - Fireworks at the park

Deed Restrictions/Architectural Review (Chris Rouser was unable to attend meeting)

- a. There was discussion regarding two action items that need to be addressed on Lot #61. John will follow-up with Chris regarding contacting homeowner.
- b. There are two Design Review Applications that have not been recommended or approved – Lot # 56 - solar panel installation; Lot #60 paint color approval.

Secretary (Carol Scott)

- a. The HLA is required to mail four newsletters each calendar year. The newsletters are timed to be mailed with the assessment invoices in May and December.

IV. Adjournment – Meeting adjourned at 7:00PM

- a. Next Board Meeting will be held on June 11, 2023 at 4:30P at Deskins Home

ACTION ITEMS

John – follow-up with Chris regarding two open issues on Lot #60; forward draft Design Review Manual to Board

Doug – create minutes for first meeting of the new Board; procure stencil for park entrance; give welcome binder to new homeowners on Lot #68

Ann – check with Nationwide Insurance regarding coverage and liability with fireworks at the park and golf carts in the park and on the path; inform K&C that Carol Scott returned as Secretary to the Board

Rita – reach out to homeowners around the lake asking for volunteers

Chris – create new email address for Deeds Restrictions position

Carol – forward HLA annual meeting minutes to Board