

Heather Lake Association - Board Meeting

February 23, 2026 – 5:00PM – Canal Winchester Library

Board Attendance - Tom Nutini, Carol Scott, John Pekar, Rita Mitchell - Doug Shaffer (by phone)

Meeting Called to Order - Meeting called to order at 5:05PM

Finalize the Agenda – No changes or additions

Review of the To Do List

- Rita will email the sediment report that was provided by Lake Doctors to Criterium Engineers - Done
- Rita will bring 2 additional mowing estimates to the next board meeting for consideration and an official vote. - Done
- John is working through QuickBooks to finalize the financial report for 2025. Once completed he will cancel the subscription. - Done
- Tom will update EasyHOA with photos and documentation for Lot 37 vehicle violation. – Done (letter to be discussed)
- Tom will send John a copy of the EasyHOA payment receipt that pays for the software until October 2026. - Done
- Doug volunteered to begin uploading meeting minutes into the EasyHOA website. – Tom completed task
- Tom will email the records retention regulations to all board members. - Done

Approval of Minutes

- Motion to approve minutes of January 12, 2026 meeting made by Tom Nutini, seconded by Carol Scott, motion approved.
- Tom discussed the change in the January 12, 2026 meeting minutes requested by Doug regarding the number of years for house modification and/or build. Tom suggested getting a legal opinion regarding the clarification. Doug stated his opinion regarding the changes/clarification made to the DRM by the previous Board. Tom made a motion to get a legal opinion in writing by K&C on Section 5.5 of the DRM as it relates to the covenants. Seconded by Carol. John questioned/discussed the expense of the review. Doug questioned who will be writing the question and presenting this issue to K&C. Tom indicated that it would be a Board discussion and review prior to presenting to K&C. Vote taken and motion passed.

Updated Reports

Treasurer's Report – John Pekar

- John sent the financial reports to the board via email and uploaded into EasyHOA.
- Profit and Loss Statement was updated from the double entry in the last month statement.
- John will only do reports for the month/months prior to the Board meetings.
- The Balance Sheet effective for January 31, 2026 indicated a balance in all four accounts \$62,412.64.
- Budget vs Actual (current month and year to day) – total income was \$33,840 – including convenience fees from EasyHOA, late fees, and bank fees for Zelle.
- General Ledger (all account transactions) - \$40.57 charge to QuickBooks. John cancelled the QuickBooks subscription. Nationwide Insurance - premium was \$330 but we were charged \$350, but will be credited \$20 back. \$88 was paid to South Central Power for the pond aerator – the cost will be going up 7% in April. K&C was paid for legal fees for the year which increased this year. Tom informed the Board that the fees for processing credit card payments to EasyHOA will not occur anymore.
- Total expenses \$28,147.82 – updated by John to \$29,048.22. John has not moved overage to the Reserve account. The amount available to be moved is \$900.40.
- Discussion regarding the use/purpose of the funds in the Operating Reserve vs the Capital Reserve. Tom made a motion to move \$900.40 to the Operating Reserve. Seconded by Rita Mitchell. Motion passed.
- Discussion followed regarding capping the Operating Reserve account at a balance of \$6,000. The overage to be transferred into the Capital Reserve account.
- CD matures at the end of February. John suggested renewing the CD at 3.92%. John indicated that he will need an official document indicating that the Board passed a motion to authorize the Heather Lake Treasurer, John Pekar to renew the CD for 9 months. John made a motion for CD renewal. Tom seconded the motion. Motion passed.
- Tom suggested moving the Capital Reserves funds into a Money Market account to earn some interest.

Parks and Common Grounds – Rita Mitchell

- Rita obtained three quotes for mowing services for common grounds. Elliott's remains the most inexpensive.
 - Elliott's - Mow/Trim \$405, Trimming bi-weekly \$230 - Average \$682.63
 - Jakes Lawn and Landscape LLC - Mow with bi-weekly trim \$750
 - Super Scapes - Mow = \$680 - Weekly Trim only = \$125 - Total \$805

- Rita made a motion to continue with Elliott's Mowing for the year 2026. John seconded. Motion passed.
- Herbicide proposed by Tom cannot be bought, applicator's license required. High yield Killz All which Rita has used in the past was not very effective. After speaking with a representation at Faler's, she will try using a higher concentration. Rita will purchase a small bottle and see if it works before buying a large amount.
- Rita trimmed willows, emailed sediment pictures to reserve study representative, moved the coyotes around, and checked the filter in aerator. Tom will check the seal for a better solution. Geese are more present and becoming a nuisance.
- Started 2026 park goals – will email those to the board in early March.
- Rita added contractor information to EasyHOA for Elliott's Mowing and Lake Doctor's. Did not have Elliott's account number but will follow-up with them after board vote.
- Checked on the grates at the dam - water flow is good there and in drainage ditch from W Glenhurst.

Deed's Restrictions/ARB Discussion – Tom Nutini

- Tom discussed the Deed's Restrictions spreadsheet and updated the board on his discussion with owner of Lot #35 regarding the storage pod. Owner indicated that within a week or two the pod will be removed.
- Lot #37 – the storage pod across the street is allowing for a somewhat loophole with the trailer and some flexibility regarding removal. Tom suggests sending a letter and wait for some feedback from resident. Board agreed to send the letter with the addition of a ten-day expected response to the board of a timeline for completion of project.

Old Business

- EasyHOA software implementation – John has moved all the financial reports over and everything looks complete. John indicated he is working with EasyHOA support to learn how to reconcile within the program. Tom offered some advice and suggested he contact Nick for more clarification.
- Newsletters and board minutes have been loaded into EasyHOA. Tom is researching how to build the main HL webpage in EasyHOA so that a click of the link of the current page will automatically switch over to the EasyHOA version.
- Printed copies of the financial reports for years 2024, 2023 and beyond will need scanned and entered in EasyHOA.
- Reserve Study Draft – Discussion followed regarding the numbers submitted by the company to us are not realistic. As an example, the estimated expense of \$159,320 to overlay the asphalt path. Tom will work with some contractors he knows to get a more accurate cost estimate. Tom suggests the board needs to determine what actually needs to be done and rank order priorities. The reserve company is projecting in year one, each household contribute \$91.00 per month to the capital reserves (with the amount continuing to increase) in order to complete the projects they have suggested in the study. This amount was based on only eleven houses. Tom indicated that this report is draft number one. Tom has reviewed the report and made numerous changes.
- Tom suggested the board determine what the expectations/priorities are for the common grounds along with the allowable financial commitment. The report will not be available by the annual meeting.
- Rita indicated that her priorities are the path, the dam and the aeration system.
- John summed up his expectation of the study is to provide the board of all the potentially long-term large capital replacement/repair items. It is up to the board to decide, with homeowners input, what things to prioritize and do first and what things to table.
- Tom will continue to review the study draft and make changes. He suggested a smaller committee to review the study and make a report to the board.
- Tom will make a report at the annual meeting to homeowners that we have obtained a draft of the study and ask for volunteers for a small review committee.

New Business

- Annual Meeting - March 19, 2026 - 6:00pm - Wagnalls Memorial Library
- Two open board positions

Meeting Adjourned – 6:28P

To Do List

- Rita will email year-end accomplishments and projected goals for next year
- TBD
- TBD