

HEATHERSTONE HOMEOWNERS ASSOCIATION

BOARD OF TRUSTEES Agenda

**02-21-2024
6:30pm
Clubhouse**

1. CALL TO ORDER/OPENING REMARKS

- Time: 6:39pm
- Present: Chad Hughes, Steve Musselman, Terri Parker, Dean Swartz, Pam Wellman and property manager, McKinzie Baker.

2. APPROVAL OF NOVEMBER MINUTES: First Motion – Pam Wellman, Second Motion – Steve Musselman. All members approved.

3. PRESIDENT’S REMARKS:

- Dean met with Clermont County Waterworks Supervisor on the water leak issue, and it is the responsibility of the HOA.
- The reserve study report came in today, about 60-70 pages, and will be reviewed by the board for the next meeting in March.

4. TREASURER REMARKS:

- Review of January delinquency and financial reports.
 1. Late letters and lien letters to be mailed to delinquent residents.
 2. The financial report looks good.

5. PROPERTY MANGEMENT REMARKS:

- McKinzie will seek 3 alternative policy quotes to replace American Family Insurance policy that they no longer carry that policy. Expires in April of 2024.
- Reviewed late fee policy on delinquent HOA payments.
- Reviewed Heatherstone Collection Procedure Policy Letter and McKinzie will make corrections per board.

6. UNFINISHED BUSINESS:

1. Tree Removals:

- Need to look at the water leak issue first before the trees.
- The board will review the list of trees that are hazardous and will have to come down first.
- McKinzie will check to make sure letters are mailed to residents that are responsible for diseased trees on their property.

2. Pool Update:

- SwimSafe has been out for the last couple of weeks for the pool. Asked HOA if lights in pool need to be replaced; an additional \$9,000 to \$10,000. The board determined the lights inside the pool have not been on for many years and the pool is not open for any night swim. The bid was declined.
- McKinzie will follow-up with SwimSafe that pool cover is folded properly.

3. Clubhouse:

- McKinzie will follow-up with Duke Energy on the large light in overflow parking. Sometimes the light is on, other times, the light is off.
- Towne Maintenance worked on a few burned out lights. The light at the main entrance is still not bright enough. McKinzie will follow-up with their maintenance.
- McKinzie hasn't heard from any Towne Property Communities if replacing their clubhouse furniture but will keep on the lookout if any furniture becomes available.
- McKinzie will get a quote on repairing the basketball backboards.

4. Residential Issues:

- McKinzie will get quotes from Towne's preferred plumbing vendors regarding the water leak problem. A meeting can be arranged between the plumbing company and Clermont County Waterworks Supervisor to discuss the problem of old pipes within the community.
- Steve is waiting for FedEx to pay for damages. The person he worked with previously at FedEx quit and he had to resubmit claim. Once the weather is good, mailbox can be set in the concrete.
- HOA board is not happy with solar lamp that U. S. Lawn replaced the original lamp after they hit it last summer. McKinzie will follow-up with U.S. Lawn on a new pole that board will approve.

7. **NEW BUSINESS:**

- McKinzie will get quotes on a new pool heater for the pump room to replace later in the year.
- HOA discussed springtime preparation – cleaning benches, landscaping by front wall, overflow parking island and island by pond. JoAnne, former Towne property manager, is planning on planting hostas in front of clubhouse skirting on March 15th, weather permitting.
- HOA discussed preparing pond – string along sidewalk and purchasing 2-3 fake coyote decoys to deter geese population.

8. **COMPLETED BUSINESS:**

- Met with Reserve Advisors on January 16th and signed contract to complete a reserve study for Heatherstone HOA.
- Dean met with Clermont County Waterworks Supervisor on water leak issue.

9. **ADJOURNMENT:** 8:04pm – 1st motion to close meeting – Steve Musselman; 2nd motion – Chad Hughes

10. **NEXT MEETING:** March 20, 2024