

# HEATHERSTONE HOMEOWNERS ASSOCIATION

## **BOARD OF TRUSTEES ANNUAL MEETING OF MEMBERS**

**Wednesday 02-15-2023**

**6:30pm**

**Clubhouse**

### ***Agenda***

- I. Welcome – 6:39pm**
- II. Call meeting to order:**
  - Dean Swartz called meeting to order at 6:39pm and introduced board members.
- III. Determination of a quorum:**
  - Dean Swartz determined we met quorum and Kim Schulz approved.
- IV. 2022 Financial Review:**
  - Kim Schulz reviewed December 31, 2022 financial report. Total operating budget was \$83,365.00. YTD actual operating budget \$82,143.13. A surplus of \$1,221.87.
  - Kim Schulz stated our Reserve YTD is \$155,344.07 with current reserve at \$114,771.81. Approx. \$67,000.00 went to repair of lake.
  - Approximately overbudgeted on insurance \$4700; Auditing \$500; Legal \$50; Groundskeeping \$3600; and trash \$1000.
  - Overall, Joanne Harris, stated our HOA is in good shape.

**V. 2023 Budget Review:**

- Board approved a 5% increase for 2023.
- Board passed out copy of approved 2023 budget and reviewed in meeting.

**VI. Accomplishments of 2022**

- Installed internet, WiFi with Spectrum.
- New Floor Exercise Room.
- Landscaping front of clubhouse.
- Updated towing signs.
- Repair of lake dam.
- HVAC unit at clubhouse.

**VII. Plans for 2023:**

- Install cameras for monitoring at clubhouse.
- US Lawn – plan a spring walk-through before first cut.
- Plan for flower/garden beautification of the ground. (Date TBD).
- Repair to pool deck.
- Exercise Equipment – new and/or donate.
- Stock lake with fish –on hold – pending if more repairs needed on dam.
- Tree removal by clubhouse.
- More lighting around community.
- Re-install flagpole.
- Plan 3-4 HOA Community Events, i.e., chili cookoff, fishing tournament for kids, Halloween.

**VIII. Election of three (3) new Trustee members for 2 year terms:**

- Members whose terms expired:  
Terri Parker, Kim Schulz, Dean Swartz.
- Pam Willman ran as a new member.
- There were 8 proxy votes.
- The bylaws not too clear on proxy voting, so board members voted an extra vote for each proxy.
- Vote tally: 10 – Kim Schulz, 14 – Dean Swartz, 15 – Pam Willman, and 18 – Terri Parker.

## **IX. Owner's Forum:**

- Opening of pool and seeking 4 volunteers for the summer.
- Owner on Terra Place is asking about removal of two trees behind unit. Board will need to check if trees are on common property before we discuss removing.
- Discussion of pet waste complaints around community. Considering reminder letters to residents or Towne Properties a letter of action.
- Discussion of addressing speeding within community.
- Noted that a mailbox needs to be repaired; follow-up on an insurance claim.
- Noted that monthly board meetings are open to all HOA members. An Executive session is after an open HOA meeting and closed to the public.
- Sink hole near 309 Heatherview, determined needs to be looked at.

## **X. Adjournment**

- Meeting adjourned at 8:16pm by Dean Swartz and seconded by Steve Musselman.