

HEATHERSTONE HOMEOWNERS ASSOCIATION

ANNUAL MEETING OF MEMBERS

Wednesday, April 17, 2024

6:30 PM at The Clubhouse

Agenda

- I. Welcome – Dean Swartz, President, welcomed residents that attended 04.17.2024 annual meeting.
- II. Call meeting to order – Dean called meeting to order 6.35pm.
- III. Approval of March Meeting Minutes – 1st motion, Steve Musselman and 2nd motion, Pam Wellman.
- IV. Determination of a quorum – Board Members present – Dean Swartz, President; Steve Musselman, Treasurer; Terri Parker Secretary; and Pam Wellman – Member-at-Large. Absent – Chad Hughes, Vice President and McKenzie Baker, Towne Property Manager. Chad Hughes officially resigned from board as of 04.17.2024. (See notice). Eight residents attended the meeting in person.
- V. 2023 Financial review – Steve Musselman reviewed the 2023 budget. The pool was split into two payments: half in third quarter of 2023 and the second half in first quarter of 2024. Steve advised the mailbox repair will be taken care of soon. He posted a video of FedEx truck hitting mailbox on Twitter and FedEx representative contacted him. The person he worked with is no longer with FedEx and Steve resubmitted to a new FedEx representative that will mail a reimbursement check for damages.

- VI. 2024 Budget review – Dean stated with raising costs in insurance, lawn care, utilities, etc., the HOA fee was raised from \$190.00 to \$220.00 starting January 1st, 2024, to help cover the operating costs. The reserve fund is \$26,300.00.
- VII. Accomplishments of 2023 – Dean spoke of the HVAC system at clubhouse, re-opening of exercise room at clubhouse, repair of pool deck & adding chlorinator, repair of pond motor, restocked pond with fish added security cameras, camera scope of leak at Heatherveiw and social activities: game night once a month; fishing tournament, and summer concert in overflow parking lot.
- VIII. Plans for 2024 – Dean spoke of reserve study prepared by Reserve Advisors in the first quarter. Reserve advisors discussed a proposed HOA increase in years of 2025, 2026 and 2027 to cover a potential deficit by 2026. The projected costs of renovation of court and fences; repaving of roads, renovation of clubhouse. The pool has been started on with half the payment in 2023 and second half in 2024. Also, a contract with SwimSafe to maintain the pool during the summer. After three years, the HOA fee can remain steady. Dean stated he made an extra copy of the reserve study for any resident that would like to read it. The main goal for 2024 is to establish where the leak is coming from, that is on Heatherview street. Dean spoke with Clermont County Water Works Supervisor and McKinzie is gathering bids on approved plumber vendors.

IX. Election of two (2) new Trustee members for 2-year terms – Steve Musselman, Treasurer (13 votes) and Terri Parker, Secretary (13 votes). Chad Hughes resigned, and Dean Swartz mentioned the board has ten days to add a person to the board, and after that, the board will have to come to the community for a majority vote. We invited Curtis Ogle to fill the position that Chad vacated. Curtis agreed to join the board and complete Chad's term (1 year).

X. Owner's Forum:

- a. Discussed Leak – board is seeking a refund from Geiler Plumbing since they scoped area incorrectly.
- b. Discussed keys to pool and exercise room and waiver forms.
- c. Discussed parking violations and how to improve on notification of violations.
- d. A resident mentioned that courts are not being locked after use. The board will add a reminder to next month's newsletter to lock gates.

XI. Adjournment: 8:00pm. 1st motion – Pam Wellman and 2nd motion – Steve Musselman.