

# HEATHERSTONE HOMEOWNERS ASSOCIATION

## **Board of Trustees Meeting**

**08-21-2024  
6:30pm  
Clubhouse**

### **1. CALL TO ORDER/OPENING REMARKS**

- Time: 6:37pm
- Present: McKinzie Baker, Curtis Ogle, Terri Parker, Dean Swartz. Absent: Steve Musselman.

### **2. APPROVAL OF JUNE MINUTES:**      1<sup>st</sup> motion – Curtis Ogle, 2<sup>nd</sup> motion – Dean Swartz

### **3. PRESIDENT’S REMARKS:**

- Dean stated the board needs to review the budget for 2025.
- McKinzie will provide last year’s budget to help board members for 2025.
- The board members agreed to have an extra meeting in September to work on the 2025 budget.

### **4. TREASURER REMARKS:**

- Review of July delinquency and financial reports.
  - Steve absent for a funeral. The board reviewed the delinquency HOA report.
  - Dean stated we are over budget by \$3400.00.
- Discuss double bill by Duke and Energy Harbor LLC
  - McKinzie stated Clermont County signed up HOA for Duke and provider, Energy Harbor. Curtis requested a copy of Duke statement and Dean will follow up with Duke on bill.
  - GE Credit Union CD has earned approximately \$800.00.
  - For June, the clubhouse had four rentals.

## 5. PROPERTY MANGEMENT REMARKS:

- McKinzie received an email from HOA lawyers regarding the leak. The attorney stated bylaws are not very clear on the responsibility and suggested to make language clearer.

## 6. UNFINISHED BUSINESS:

### 1. Water Leak:

- Review Midwestern Plumbing report on repair.
  1. The HOA requested Midwestern Plumbing to provide an itemize invoice. Curtis stated quote is different from invoice.
  2. The board asked McKinzie to request Midwestern Plumbing to see if their insurance may cover second leak serving units 209-215.
- Any review by HOA lawyers.
  1. Curtis will review lawyer's email and current HOA bylaw language.
- Any updates from the Getz family on repair.
  2. Family happy leak is fixed, feel it may be a HOA issue.
- Pool:
  - Review SwimSafe maintaining pool next season.
    1. The board approved SwimSafe pool contract for 2025. 1<sup>st</sup> motion to approve – Curtis Ogle, 2<sup>nd</sup> motion to approve – Dean Swartz. All in favor 4-0.
  - Review any additional bids from pool companies for the 2025 season.
    2. Other bids were comparable to SwimSafe. McKinzie mentioned that SwimSafe is a good company to deal with.
    3. Pam mentioned overall, SwimSafe did a good job for 2024 season.
  - Discuss repair of pool steps and pump repair.
    - Need to budget for next year, to replace the wooden steps leading from glass door down to pool area.
    - Review discussion of pool pump next year.

- Community Parking:
  - Review of parking situation since new parking violation letters went into effect.
    1. The parking situation has improved, and the community has been helpful in making it happen.
  - Discuss rules, resolutions and hand from other properties that might offer us some insight on how we should “evolve: what we do at Heatherstone.
    2. The board discussed incorporating it into a handbook for our community.
  
- Clubhouse:
  - Repairs around clubhouse, example, men’s bathroom mirror, etc.
    - Need a new mirror for the men’s bathroom. Dean will look into obtaining a mirror, either Walmart or Habitat for Humanity.
  - Discuss minors accessing clubhouse amenities.
    - Since Steve was absent, the board decided to wait till Steve is available to discuss since he helps with security at clubhouse.
  - Discuss security cameras, if all are properly working.
    - Will check with Steve if batteries need to be replaced in cameras to make sure all are operating properly.
  - Discuss repair of basketball ball court.
    - One of the basketball poles looks uplifted and Dean volunteered to research into what it might cost to replace poles and basketball backboards.
  
- Residential Issues:
  - A resident of units effected by the second leak discussed with board members the concern of dirt washing away from driveway.
    - The board asked McKinzie to contact U. S. Lawn to add soil/seed/straw for the exposed areas.
  - Discuss removal of diseased trees on community property.
    - McKinzie will relook at the bids by Lefke Tree Experts and Davey Tree Experts on the trees in community areas that need to be removed.
  - Discuss replacement lamp pole by U. S. Lawn.
    - A new lamp pole has been replaced by U.S. Lawns and is working properly.
  - Discuss if coyote decoys are working around on the pond.

- The decoys seem to be working somewhat, and the board suggested moving coyote decoys around community property to keep geese population at bay.

- **NEW BUSINESS:**

- Discuss gently used furniture from Tartan Glen community.
  - a. McKinzie found two couches and two chairs from a Towne Properties community that is willing to give to our community.
  - b. Dean volunteered to rent Uhaul and pick up furniture this Saturday.
- Discuss if volunteer that step forward is still interested in maintaining grounds and kitchen updates.
  - b. The board discussed after the water leak, may have to push the island grounds and any kitchen updates into next year.
- Discuss greeting new residents.
  - a. The board discussed a welcome packet and include the new parking rules and registering vehicles.
- The 2025 Budget:
  - a. Budget due October 1<sup>st</sup>
  - b. Ballot due October 15<sup>th</sup>
  - c. Accepted and mailed to homeowners – Nov 1<sup>st</sup>
  - d. Mail final and official approved budget – Dec 1<sup>st</sup>

- **COMPLETED BUSINESS:**

- a. Lake Doctor treated pond for algae on August 5<sup>th</sup>, 2024.
- b. Repair of leak on Heatherview Drive by Midwestern Plumbing.
- c. Purchase of two coyote decoys to deter geese around pond.

9. **ADJOURNMENT:** 8.28pm. 1<sup>st</sup> motion – Curtis Ogle and 2<sup>nd</sup> motion – Pam Willman.

10. **NEXT MEETING:** September 18th, 2024