

# HEATHERSTONE HOMEOWNERS ASSOCIATION

## **BOARD OF TRUSTEES Agenda**

**12-18-2024  
6:30pm  
Clubhouse**

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

- Time: 6:30pm
- Present: McKinzie Baker, Steve Musselman, Terri Parker, Dean Swartz, Pam Willman  
Absent: Curtis Ogle

### **2. APPROVAL OF NOVEMBER MINUTES:**

First Motion – Pam Willman; Second Motion – Steve Musselman

### **3. PRESIDENT’S REMARKS:**

- Dean didn’t have any specific remarks. He reviewed the November minutes at HOA meeting.

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

- Review of November delinquency and financial reports.
  - a. Steve noticed a snow removal charge in November financials and US Lawn just sent in the invoice for January-February 2024.
  - b. McKinzie emailed US Lawn to complain that the bill is too late into the year.
  - c. I (Terri Parker) will keep a record on how many times US Lawn has come out to salt and plow community.
  - d. Discussed delinquency fees and letting the normal process proceed on past dues.

## 5. PROPERTY MANGEMENT REMARKS:

- Is double billing of Duke Energy at clubhouse resolved.
  - a. Curtis noticed two separate account numbers, and one is associated with lightning?
  - b. McKinzie will look into the lighting account that is charging a \$140.00 flat fee and contact Duke regarding the light not functioning properly in overflow parking lot.
- Review of Corporate Transparency Act.
  - a. McKinzie advised this is on pause for all HOA's & COA's. She will advise the board when it will begin again.
- McKinzie seeking bids on insurance. She has to wait within 30 days for the expiration of the current one in order to seek additional bids.

## 6. UNFINISHED BUSINESS:

- Budget 2025:
  - Any closing discussion on the 2025 budget.
    - a. Curtis has posted on the HOA website the new fee of \$260.00.
    - b. Pam has added the fee of \$260.00 in the December newsletter.
    - c. Towne Properties mailed letters and coupon books for 2025.
  
- Clubhouse:
  - Discuss minors accessing clubhouse amenities.
    - a. The board agreed that a letter will be mailed to parents and a fine assessed for damages and/or unruly behavior.
  - Discuss security cameras, if all are properly working.
    - a. Steve will check to make sure cameras have new batteries.
  - Painting started in the clubhouse kitchen.
    - a. Pam has donated paint and supplies. Terri's brother is painting kitchen cabinets free of charge.
  - A resident has donated paint for the game room.
    - a. Once kitchen cabinets are finished, Terri's brother will paint game room free of charge.
    - b. Discuss plans to update some of the games.
  - Continue discussion on repair of basketball court.

- A piece of siding is missing from the clubhouse above the sliding glass doors by the pool.
  - a. McKinzie will contact the company that replaced siding the last time a piece came off and seek a bid.
  
- Residential Issues:
  - Continue discussion of removal of diseased trees on community property.
    - a. The board wants McKinzie to have the tree company separate the bid on trees on community property and resident property.
    - b. Also to come back out and look at trees behind units 248, 250.
  - Any further discussion on updating language in Heatherstone Community manual.
    - a. Curtis will review and hope to provide feedback at the January meeting.
  - Dean will look into a HOA meeting yard sign to post by clubhouse drive the date and time of meeting.
  
- **NEW BUSINESS:**
  - a. A representative from Alta Fiber spoke at our meeting from 6:30 to 7:15pm regarding internet service.
    1. Free internet at clubhouse for 10 years if agreed in having Alta Fiber install fiber optics on community property.
    2. It will increase HOA property value and give residents a choice Between Alta Fiber or Spectrum.
    3. Alta Fiber will host a yearly event to speak with residents on their services and/or any issues.
  - b. Curtis announced he will finish his term as board member once his term is up at the annual meeting first quarter of the year.

- **COMPLETED BUSINESS:**

- a. Signed contract with U.S. Lawns for winter season 2024-2025.
- b. Lake Doctor winterized pond motor for the season.

9. **ADJOURNMENT:** 8:45pm

First motion – Dean Swartz; Second motion – Pam Willman

10. **NEXT MEETING:** January 15<sup>th</sup>, 2025