

HEATHERSTONE HOMEOWNERS ASSOCIATION

Board of Trustees Agenda

**07-17-2024
6:30pm
Clubhouse**

1. CALL TO ORDER/OPENING REMARKS

- Time: 6:32PM
- Present: All present – McKinzie Baker, Steve Musselman, Curtis Ogle, Terri Parker and Dean Swartz.

2. APPROVAL OF JUNE MINUTES: Pam Wellman 1st motion; Steve Musselman 2nd motion.

3. PRESIDENT'S REMARKS:

- Spoke on the water leak at Unit 209 and American Leak Detection to come out in August.
- Rolled CD over to GE Credit Union.
- All letters presented by Towne Properties must go through the board to be approved.
- Reviewed residential complaint letters on parking violation notification letter mailed July 9th.

4. TREASURER REMARKS:

- Review of June delinquency and financial reports.
- Steve noted a double entry on maintenance work. McKinzie will look into the charges.
- Steve asked for a breakdown on the pool charges. McKinzie will provide at next meeting.

5. PROPERTY MANGEMENT REMARKS:

- McKinzie looking into the double billing on electric.
- Reviewed with the board residential late fees.

6. UNFINISHED BUSINESS:

1. Water Leak:

- Update: American Leak Detection came out July 9th, but needed water shut-off. It has to be coordinated with Clermont County WaterWorks to come out to turn off community property water. American Leak Detection rescheduling for Auguts.
- Discussed contacting Midwestern Plumbing in Amelia to come out July 18th or 19th. Dean 1st motion to approve and Curtis 2nd the motion. A board member can meet with them on July 19th at 2:00pm, if they have an appointment available.

• Pool:

- Reviewed SwimSafe maintaining pool next season.
 1. McKinzie will get other bids to compare with SwimSafe's bid for 2025.
- Discussed Adult swim hours.
 2. So far, no complaints have been made. Will continue for rest of pool season.

• Community Parking

- Reviewed parking letter mailed out July 9th, 2024.
 1. The board is receiving on a daily basis complaint letters regarding the new parking violation letter.
 2. The letters are not signed, and therefore, cannot be addressed.
 3. The board discussed at the August 19th meeting to have an open forum with residents for feedback.
 4. An announcement will be made in the August newsletter for residents to attend the meeting.

- Reviewed draft of updated Heatherstone HOA rules.
 1. McKinzie will have HOA lawyer review before the board posts on website.

- Clubhouse:
 - Repairs around clubhouse, example, men's bathroom mirror, etc.
 1. Gary, Towne Maintenance, is coming out for minor repairs around the clubhouse.
 - Purchase of fake coyote decoys around pond?
 1. A decoy was purchased but too small. It was returned for larger ones.

- Residential Issues:
 - Followed-up with McKinzie if letters have been mailed to residents that are responsible for tree removal on their property.
 1. Two residents called on contacting an arborist.
 - Discussed U. S. Lawn on solar lamp replacement.
 1. McKinzie will follow-up with U.S. Lawn on lamp replacement by the pond.

- **NEW BUSINESS:**
 - a. A resident volunteered to spruce up the overflow island and trim bushes around the clubhouse.
 - b. Board discussed updating kitchen by painting cabinets.
 - c. The board discussed for 2025 budget to replace wooden steps leading down to pool area.
 - d. McKinzie may have a Towne Property complex replacing their couches and will see about couches for our clubhouse.
 - e. Discussed if any residents wants to donate any furniture to beautify the clubhouse to let the board know.

- **COMPLETED BUSINESS:**

- a. Lake Doctor treated pond for algae on July 2nd, 2024.
- b. A board member and family volunteered to landscape island by the pond.
- c. SwimSafe hung up paper towel holders and replaced toilet paper dispensers in clubhouse bathrooms.

9. **ADJOURNMENT:** 8:30pm

10. **NEXT MEETING:** August 21, 2024