

# HEATHERSTONE HOMEOWNERS ASSOCIATION

## **Board of Trustees Regular Meeting**

**03-20-2024  
6:30pm  
Clubhouse**

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

- Time: 6:30pm
- Present: Steve Musselman, Terri Parker, Dean Swartz, Pam Wellman  
Not Present: Chad Hughes, McKenzie Baker (Towne Property Manager)

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

1<sup>st</sup> Motion – Dean Swartz, 2<sup>nd</sup> Motion – Steve Musselman

### **3. PRESIDENT’S REMARKS:**

- Dean will reach out to McKinzie to mail letters in the first week in April for the HOA Board of Election officers. Term up for vote – Steve Musselman, Treasurer and Terri Parker, Secretary.

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

- Review of February delinquency and financial reports.
- The board will follow-up with McKenzie if delinquent and lien letters have been mailed.

## **5. PROPERTY MANGEMENT REMARKS:**

- McKinzie Baker will be away for military training 17-28 March and will not be able to attend the meeting.

## **6. UNFINISHED BUSINESS:**

### **1. Water Leak:**

- McKenzie will follow-up on approved plumbing vendors with Towne.
- McKenzie will follow-up with Geiler Plumbing on the \$600.00 fee.

### **2. Reserve Study:**

- The board is reviewing the HOA reserve study.
- The next three years 2025, 2026 and 2027 are critical in reserve funding.

### **3. Pool Update:**

- SwimSafe is working on the pool and McKenzie will follow-up to see when concrete will be poured.
- SwimSafe folded pool cover but needs to be rolled.

### **4. Clubhouse:**

- McKinzie McKenzie to follow-up with her maintenance team on entrance way light at Apples Way.
- McKenzie plans to get a quote on basketball backboard repair.
- The board discussed fees for the pool and exercise keys.

### **5. Residential Issues:**

- The board will check with McKenzie if letters have been mailed to residents that are responsible for tree removal on their property. The board to decide on trees that are most dire to be removed.

- Steve is still working with FedEx for reimbursement on mailbox damage and once the weather warms up and will be repaired.
- McKenzie will follow-up with U.S. Lawn on solar lamp that HOA board is not happy with and wants a better replacement.
- There have been resident complaints about parking issues and the board will need to enforce the bylaw parking rules.

**7. NEW BUSINESS:**

- The board will discuss at the next meeting the new 2024 law on beneficial ownership reporting.
- Springtime preparation – cleaning benches, landscaping by front wall, overflow parking island and island by pond.
- JoAnne, former property manager, to plant hostas in front of clubhouse.
- Preparing pond – string along sidewalk and purchasing 2-3 fake coyote decoys to deter geese population.

**8. COMPLETED BUSINESS:**

- Fire Inspection passed at Clubhouse, March 7<sup>th</sup> at 10:00am.
- Dean purchased a new heater for the pool pump room.
- The board approved renewing insurance with American Family Insurance.

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

1<sup>st</sup> Motion – Pam Wellman, 2<sup>nd</sup> Motion – Steve Musselman

**10. NEXT MEETING:** April 17, 2024