

HEATHERSTONE HOMEOWNERS ASSOCIATION

Board of Trustees Regular Meeting

**05-15-2024
6:30pm
Clubhouse**

1. CALL TO ORDER/OPENING REMARKS

- Time: 6:31pm
- Present: Steve Musselman, Curtis Ogle, Terri Parker, Dean Swartz, Pam Willman
McKinzie Baker, Towne Property Manager

2. APPROVAL OF APRIL MINUTES:

1st Motion – Pam Willman; 2nd Motion – Steve Musselman

3. PRESIDENT’S REMARKS:

- Dean welcomed Curtis Ogle to the board as the new member that replaced Chad Hughes. Curtis will serve one year to finish Chad’s term. Steve Musselman and Terri Parker voted in last month and will serve two years. Dean Swartz and Pam Willman will be up for vote next year.

4. TREASURER REMARKS:

- Steve reviewed the financial report with McKinzie and the board. Steve had a couple questions regarding the Extermination and Snow Removal fees that McKinzie will double check back at the office.
- Steve and the board reviewed the delinquent report as it is trending on the high side. Reminder anyone that wants to rent clubhouse must be current on HOA fees.

5. PROPERTY MANGEMENT REMARKS:

- McKinzie stated the Union Savings CD account earned an extra \$703.36 which the board thought to use monies towards repairing the basketball court.
- The board (all five members approved) rolling the account over to a 12-month CD with GE Credit Union at 4.7%.
- McKinzie found a company called, *Away with Geese*, that deters geese around the pond. The board may take this into consideration in the future. For now, the string around pond has improved in geese remaining on sidewalk near pond. Steve to purchase coyote decoys for the pond area as well.

6. UNFINISHED BUSINESS:

1. Water Leak:

- The board discussed company that McKinzie found to work on determining where water leak is coming from called, *American Leak Detection*.
- McKinzie will have the company contact Dean since he spoke with the Clermont County Water Supervisor to coordinate any work that needs to be done.

2. Pool:

- The pool is to be ready by Memorial Weekend.
- SwimSafe to install chlorinator for 2024 season.
- The plug in the pump room is repaired.
- The pool fence is repaired.

3. Clubhouse:

- Gary, maintenance man from Towne Properties replaced light by entrance way with a higher wattage.
- Update on Towne maintenance on panel room to check breakers?
- Gary is also working on light in the overflow if can be repaired or may have to consider a solar light.
- The board determined that the backboard and posts need to be replaced and the interest earned with Union Savings CD to be used towards new equipment.

- The board double checked lock in game room to make sure it is secured since the pool workers used the clubhouse restrooms.
- The fitness room, at times, the light is on, and door unlocked late in the evenings. The board determined to post a reminder sign to turn off the light and lock the door.
- The board discussed the security cameras that the ID & Password should be shared with the president, Dean Swartz.

4. Residential Issues:

- McKinzie stated that Towne Properties has a new tree removal company, and they are coming out to review trees and provide an estimate.
- McKenzie will have letters mailed to residents that are responsible for removal of diseased trees on their property.
- U.S. Lawn will replace the solar lamp with a new lamp to match the rest of lights near pond.

7. NEW BUSINESS:

- Discuss Board Members their roles and responsibilities.
 - a. Dean will remain President, Pam will now be Vice President.
 - b. Steve remains as treasurer and Terri as secretary.
 - c. Curtis will be the member at large.
- Meetings will remain on every third Wednesday of the month at 6:30pm.
- Discussed the pond bridge needs repair. The last board is split, and tread is coming up. McKinzie will have maintenance come out to look at it.
- Springtime preparation: Curtis and his wife volunteered to re-do the island by pond.
- Steve purchased coyote decoys and they came in too small. He is going to return and re-order larger sizes.
- Steve volunteered to have feed put into the pond since it was restocked last year to maintain the fish.

8. COMPLETED BUSINESS:

- The mailbox hit by FedEx truck is now repaired.
- Lake Doctors treated pond on May 2nd.
- Board members and residential volunteers planted hostas in front of clubhouse and cleaned grounds.

9. ADJOURNMENT: 7:39pm

1st motion – Curtis Ogle; 2nd motion – Steve Musselman
All approved to adjourn the meeting.

10. NEXT MEETING: June 19th, 2024