

# HEATHERSTONE HOMEOWNERS ASSOCIATION

## **BOARD OF TRUSTEES Agenda**

**11-20-2024  
6:30pm  
Clubhouse**

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

- Time: 6:40PM
- Present: McKinzie Baker, Curtis Ogle, Terri Parker, Dean Swartz, Pam Wellman.  
Absent: Steve Musselman

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

1<sup>st</sup> Motion – Pam Wellman, 2<sup>nd</sup> Motion – Curtis Ogle

### **3. PRESIDENT'S REMARKS:**

- Dean reviewed October minutes.

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

- Review of October delinquency and financial reports.
  - a. Steve was absent and he called Dean beforehand to say that nothing had jumped out at him in the financial reports.
  - b. Curtis noticed a bad check charge, but McKinzie said that residents do pay for the charge if check bounces.
  - c. The board discussed the delinquent report.
  - d. Curtis will update the website that the HOA fee increases to \$260.00.
  - e. Pam will add the new HOA fee of \$260.00 to newsletter.

## 5. PROPERTY MANGEMENT REMARKS:

- Rumpke increase of 33% starting March 1<sup>st</sup>, 2025.
  - a. Discussed Republic but McKinzie mentioned their track record is not very good and there is not much difference in cost. Republic uses the Rumpke landfill to dump trash.
  - b. McKinzie is working on several insurance bids for clubhouse and property.
- Is double billing of Duke Energy at clubhouse resolved.
  - a. The village of Batavia signed up with Energy Harbor.
  - b. Curtis is going to go through statements and compare to his Duke statements.
  - c. Duke Energy is increasing by 5%.

## 6. UNFINISHED BUSINESS:

- Budget 2025:
  - The board advised McKinzie that coupon books have been received.
  - The final budget was also mailed to residents thirty days before the fiscal year ends.
- Clubhouse:
  - Discussed recent incidents involving minors causing damage or misbehaving at the clubhouse.
    - a. Review of potential actions and policies to address and prevent future incidents.
    - b. Notification process to homeowners if minors are involved in such incidents and assessing a fine.

- Discuss security cameras, if all are properly working.
  - a. Steve was absent and will follow-up next month if all cameras are functioning properly.
- Discuss repair of game room.
  - a. Steve obtaining a couple of quotes on refelting the pool table and purchasing some games.
- Discuss painting the clubhouse kitchen.
  - a. A couple board members are working with a resident to purchase paint and supplies to paint and freshen up kitchen cabinets.
- Continue discussion on repair of basketball court.
  - a. A couple residents have talked to a board member on quotes for replacing the basketball hoops and poles.
  - b. The board is reviewing all possible options for next spring.

- Residential Issues:

- Continued discussion of removal of diseased trees on community property.
  - a. McKinzie is obtaining two bids from tree removal companies.
- Repair of sign that is down on Heatherview, by pond.
  - a. Dean & Curtis will look into repairing the sign.
- Any further discussion on updating language in Heatherstone Community manual.
  - a. Dean has a copy of Tarten Glen's resolutions on policy & guidelines to review.

**7. NEW BUSINESS:**

- Altafiber emailed McKinzie about internet service at the clubhouse and was to come to our meeting to discuss it, but they did not show up.
- Dean looking into a sign to be placed by clubhouse parking lot announcing the time and date of upcoming HOA meetings.

**8. COMPLETED BUSINESS:**

- Signed snow removal contract with U.S. Lawn for the winter season.
- Lake Doctor winterized pond motor on November 19<sup>th</sup>.

**9. ADJOURNMENT:** 7.47pm

1<sup>st</sup> motion – Curtis Ogle, 2<sup>nd</sup> motion – Dean Swartz

**10. NEXT MEETING:** December 18<sup>th</sup>, 2024