

HEATHERSTONE HOMEOWNERS ASSOCIATION

BOARD OF TRUSTEES Agenda

**10-16-2024
6:30pm
Clubhouse**

1. CALL TO ORDER/OPENING REMARKS

- Time: 6:33pm
- Present: McKinzie Baker, Steve Musselman, Terri Parker, Dean Swartz, Pam Willman
Absent: Curtis Ogle

2. APPROVAL OF SEPTEMBER MINUTES:

1st Motion – Pam Willman, 2nd Motion – Steve Musselman. (All Approved)

3. PRESIDENT’S REMARKS:

- Residential voting ballots returned: 14 to waive; 8 to not waive. Per the bylaws, the requirement of 50% to waive was not met. The HOA due will be raised in January by \$40.00 to \$260.00.

4. TREASURER REMARKS:

- Reviewed September delinquency and financial reports.
- Reviewed the double billing of Duke Energy at clubhouse.
 - a. City of Batavia opted for Batavia Township to partner with Energy Harbor LLC. It is not a double-billing and Duke Energy had an increase in rates.
 - b. Discussed the trash and ground fees.

5. PROPERTY MANGEMENT REMARKS:

- McKinzie is obtaining three bids on HOA insurance.

6. UNFINISHED BUSINESS:

- Budget 2025:
 - Discussed the votes that came in.
 - McKinzie will mail letters to residents on the \$260.00 HOA fee beginning January 2025 and with a copy of the budget.

- Pool:
 - Discuss resurface of the deck proposal by SwimSafe.
 - a. The board voted No on the proposal to have inside the pool resurfaced. The cost was close to \$20,000.00
 - Discuss sand filter repairs by SwimSafe.
 - a. Postponed discussion on the pool pump since Curtis was absent. Will bring up at next meeting.

- Clubhouse:
 - Discuss security cameras, if all are properly working.
 - 1. Steve will replace batteries in three of the cameras.
 - Discuss repair of game room.
 - 2. Steve is looking at having the pool table re-felted, two arcade type games and electronic dartboard.
 - 3. He estimated about \$900.00 to \$1200.00, and we can use the money from interest earned on GE CD fund.
 - Continue discussion on repair of basketball court, tennis court.
 - 4. A resident may be able to help in replacing basketball poles with mobile units. The board thought this may be the way to go so they can be stored during the winter months. Will have further discussion next spring.
 - Discuss painting the clubhouse kitchen.
 - 5. Postponed discussion on paint. Curtis plans on donating paint for the kitchen. The board will have further discussion next month.

- Residential Issues:
 - Continued discussion of removal of diseased trees on community property.
 1. McKinzie will get an update on a bid to remove the diseased trees on the community property.
 2. Letters have been sent to homeowners regarding diseased trees on their property.
 - Repair of sign that is down on Heatherview, by pond.
 3. Dean will take a look at the post that needs to be replaced.
 - Further discussion on a welcome packet, keys for new residents.
 4. McKinzie said a welcome packet is sent out to residents. Previous residents should leave keys with realtors for new residents.
 - Discussed updating language in Heatherstone Community manual.
 - Discussed if there are any issues accessing Towne Properties website to pay HOA dues. McKinzie and board members that use site to make payments are having no issues.
 - Parking – there have been some complaints regarding parking around the community areas. The board is reviewing other options on parking violations.

7. NEW BUSINESS:

- a. Discussed renewal of snow contract with U.S. Lawn for winter season 2024-2025.
 1. U.S. Lawn submitted three-year lawn care contract. The rate will be approximately the same for three years.
 2. Dean wants McKinzie to confirm with U.S. Lawn what the snow totals will be before they come out to start plowing.
 3. McKinzie will ask Jared at U.S. Lawn for that information and the board will then vote.

- **COMPLETED BUSINESS:**

- a. Lake Doctor treated the pond for algae on October 3rd, 2024.
- b. Signed contract with Lake Doctor to winterize pond motor.
- c. Repaired leak on Heatherview Drive.
- d. Signed contract with SwimSafe for the 2025 pool season.

9. ADJOURNMENT: 8:31pm. 1st Motion – Dean Swartz, 2nd Motion – Steve Musselman

10. NEXT MEETING: November 20th, 2024