

HEATHERSTONE HOMEOWNERS ASSOCIATION

Board of Trustees Meeting

**09-18-2024
6:30pm
Clubhouse**

1. CALL TO ORDER/OPENING REMARKS

- Time: 6:36pm
- Present: Steve Musselman, Curtis Ogle, Terri Parker, Dean Swartz. Absent: McKinzie Baker, Pam Wellman

2. APPROVAL OF AUGUST MINUTES:

1st Motion – Steve Musselman; 2nd Motion – Terri Parker

3. PRESIDENT'S REMARKS:

- Dean reviewed August minutes. Began meeting with 2025 budget proposal.

4. TREASURER'S REMARKS:

- With McKinzie absent, Steve could not ask his questions regarding the delinquency and financial report. Postponed discussion to next month's meeting.

5. PROPERTY MANGEMENT REMARKS:

- Steve and Curtis want to review with McKinzie on the double billing on clubhouse electric service.

6. UNFINISHED BUSINESS:

- Budget 2025:
 - Further discussion of 2025 budget.
 - a. Dean made a two-page summary on the reserve study.
 - b. Will have additional copies at next meeting for anyone that would like a synopsis on the 2025 budget.
 - Discuss letters mailed to residents.
 - a. A resident that attended the meeting is concerned about raising HOA fee for 2025.
 - b. Another resident noted not all residents received letters.
 - c. Dean explained the reserve study findings and that the board would like to follow the recommendations.
- Water Leak:
 - Final payment has been made to Midwestern Plumbing for repair.
 - U.S. Lawn come out to do seed/soil/straw at unit to prevent erosion.
 - Discussed reviewing bylaws regarding any future water leaks.
- Pool:
 - The board reviewed SwimSafe closing the pool this season.
 - a. Pam has issued a critique to SwimSafe regarding SwimSafe's pool service.
 - The contract has been signed with SwimSafe for 2025.
 - Repair of the wooden steps leading down into pool will be planned for next year's budget.

- Community Parking:
 - Continue discussion on parking situation since new parking violation letters went into effect.
 - a. The board has noticed an improvement with parking.
 - b. Discussed a welcome packet for new residents on HOA rules.

- Clubhouse:
 - Repairs around clubhouse, example, men's bathroom mirror, etc.
 - Discussed minors accessing clubhouse amenities.
 - a. Discussed ideas on safety and supervision.
 - Discuss security cameras, if all are properly working.
 - a. Steve will check batteries on cameras.
 - Discuss repair of game room.
 - a. Steve knows someone that can redo the felt-on pool table.
 - b. Steve and Dean looking at ideas to improve the game room for the winter season.
 - Continued discussion on repair of basketball court, tennis court
 - a. With the winter season coming upon us, the board is looking to improve the game room.
 - b. The board plans on repair of basketball and tennis court next spring.

- Residential Issues:
 - Continue discussion of removal of diseased trees on community property.
 - a. The board will review with McKinzie on bids for tree removal.
 - b. Letters mailed to homeowners responsible for their tree removals have mailed out.
 - Continue discussion of geese deterrence.
 - a. The decoys helped some and looking at other alternatives.

- **NEW BUSINESS:**

- a. Discussed renewal of snow contract with U.S. Lawn for winter season 2024-2025. Dean will follow-up with McKinzie on other bids.
- b. The board and a resident discussed painting the clubhouse main room and updating the kitchen.
- c. The board approved the 2024-2025 season contract and winter storage of pond motor.
 1. First motion to approve – Dean Swartz, 2nd motion to approve – Curtis Ogle. All four members approved of the contract.

- **COMPLETED BUSINESS:**

- a. Lake Doctor treated pond for algae on September 4th, 2024.
- b. Repaired leak on Heatherview Drive.
- c. Newer, gently used furniture at clubhouse from Tartan Glen community.
- d. The 2025 budget letters mailed September 9th to residents.

9. **ADJOURNMENT:** 8:00pm. 1st Motion – Curtis Ogle, 2nd Motion – Dean Musselman
All approved.

10. **NEXT MEETING:** October 16th, 2024