

# HEATHERSTONE HOMEOWNERS ASSOCIATION

## **BOARD OF TRUSTEES Make-up Meeting Agenda**

**04-23-2025  
6:30pm  
Clubhouse**

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

- Time: 6:35pm
- Present: McKinzie Baker, Steve Musselman, Terri Parker, Dean Swartz, Michelle Trainor, and Pam Willman.

### **2. APPROVAL OF FEBRUARY MINUTES:** 1<sup>st</sup> motion – Dean Swartz, 2<sup>nd</sup> motion – Pam Willman.

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

- Introduced our new board member, Michelle.
- Discussed roles of board members.
- Reviewed the March Annual Meeting Agenda of 2025.
  1. McKinzie has contacted Altafiber for installation within the community property since it was a majority approval by the residents.

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

- Reviewed March delinquency and financial reports.

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

- Discussed the insurance bid that was signed with Geswein Insurance Agency.
- McKinzie brought to our attention an Ohio Water Loan & Grant Info on water pipe situation.

## **6. UNFINISHED BUSINESS:**

- Plans for pool 2025:
  - a. Discussed bid with Patchell Handyman Service to have pool fence repaired. The board approved repair work. 1<sup>st</sup> motion – Dean Swartz and 2<sup>nd</sup> motion – Pam Willman. All in favor – Michelle, Steve and Terri.
  - b. Discussed door to the pump room being replaced.
  - c. Discussed wooden steps leading down to pool being replaced.
  - d. Discussed for next month the volunteers to help close pool at night.
- Clubhouse:
  - Fountain not working in the pond.
    - a. McKinzie has a work order in with Lake Doctors to come out and inspect and repair of pond motor.
  - Patchell Handyman Services to do some repairs:
    - a. Repair the light pole in the overflow parking lot.
    - b. Replace the missing side outside of the clubhouse
    - c. The board approved these two additional repairs. 1<sup>st</sup> motion – Dean Swartz; 2<sup>nd</sup> motion – Pam Willman. All in favor – Michelle, Steve and Terri.

Discussed additional repairs on community property. McKinzie will ask Patchell Handyman Service to provide quotes.

  - a. Faucet Leak outside of clubhouse needs to be addressed ASAP.
  - d. Repair sidewalk by clubhouse.
  - e. See if Patchell Handyman Service can repair/install basketball poles and rims/backboards if the board buys the items.
  - f. Steve still working on games and re-felting pool table in game room.

- Residential Issues:
  - Leak by electric box on Heatherview:
    1. McKinzie has contacted Midwestern Plumbing to give a bid on repairing leak.
  - Discussion on replacing Apples Way sign to make more noticeable from Clough Pike.
  - Discussion on updating color palette for residential units.
  - Continued discussion of removal of diseased trees on community property.
    - McKinzie seeking bids for tree/diseased removal.
    - Discussed letters to residents regarding dead/diseased trees on their property need to be removed.

#### **7. NEW BUSINESS:**

- a. The board approved to put signs around the pond that state “no water activities”, such as, swimming, boating, skating. This was recommended by Lake Doctors.

#### **8. COMPLETED BUSINESS:**

- a. Clubhouse kitchen and game room painting is completed.
- b. Lake Doctor on March 17<sup>th</sup> and April 14<sup>th</sup> treated pond for algae, pond dye added.
- c. Leak by dam repaired K. L. New Construction Inc.
- d. Cleaned up litter around community grounds.
- e. Resident donated new rope and stakes along pond sidewalk to help deter geese.

**9. ADJOURNMENT:** 7:57 pm. 1<sup>st</sup> motion – Pam Willman, 2<sup>nd</sup> motion – Steve Musselman

**10. NEXT MEETING:** May 21st, 2025