

HEATHERSTONE HOMEOWNERS ASSOCIATION

BOARD OF TRUSTEES Agenda

**08-20-2025
6:30pm
Clubhouse**

1. CALL TO ORDER/OPENING REMARKS

- Time: 6:33pm
- Present: McKinzie Baker, Steve Musselman, Terri Parker, Dean Swartz, Michelle Trainor, Pam Willman.

2. APPROVAL OF JULY MINUTES:

1st motion – Pam Willman; 2nd motion - Steve Musselman

3. PRESIDENT’S REMARKS:

- Dean welcomed the four residents that were in attendance.

4. TREASURER REMARKS:

- The Board reviewed the July delinquency and financial reports.
- Steve noted that the internet appeared higher than usual. McKinzie will look into the discrepancy.
- Steve and McKinzie also reviewed the HOA insurance billing listed in the report.

5. PROPERTY MANGEMENT REMARKS:

- McKinzie is currently following up with Altafiber regarding the start of their work in our community. They recently completed installation at a nearby 120-unit condo community in two weeks. Any residential issues that arose during the process were addressed by Altafiber.

6. UNFINISHED BUSINESS:

- Pool 2025:
 - a. Discussed Patchell Invoice 67 regarding pool door.
 - McKinzie will follow up when work begins on door.
 - The Board discussed several invoices on recent work completed on community grounds and payments have been processed.
 - b. Discussed SwimSafe Contract for 2026.
 - 1. The Board discussed complaints regarding the bathrooms not being cleaned adequately and the pool not opening on time.
 - 2. The Board feels SwimSafe is not honoring the terms of their contract.
 - 3. McKinzie will seek other pool company bids.
 - 4. The Board suggests waiting on SwimSafe's pool recommendations while seeking other bids.
 - c. The Board will discuss in September in having wooden steps into pool area being sanded and stained.
 - 1. The lower step has been repaired at no charge.
- Clubhouse:
 - The Board discussed the repair work being done on basketball/tennis court.
 - 1. Tennis Court Repairs – Patchell Service reported that additional materials were needed to fill in deep cracks on the tennis court, which extended the scope of the work.
 - 2. Basketball Court Repairs – McKinzie will follow-up on the progress of the basketball court repairs.
 - 3. Basketball Hoops – the Board discussed options for basketball hoops to be replaced as part of the court improvement.

- Discussed HOA Insurance Recommendations.
 1. Exit Signage Requirement
 - a. Install illuminated exit signs at all doorways in the clubhouse.
 2. Carbon Monoxide Detectors are not required.
 - a. The insurance provider is satisfied that no gas lines or appliances are present in the clubhouse.
 4. Snow Removal Plan approved.
 - a. The insurance provider has accepted the snow removal plan by US Lawns as sufficient for liability and safety coverage.

- Game Room Updates – Fall Plans
 1. Pool Table options:
 - a. The Board is considering two options – refelting the existing pool table.
 - b. Purchasing a replacement via Facebook Marketplace.
 2. A Board Member is donating new ping pong paddles for table.

- Clubhouse security:
 1. Batteries have been replaced with security cameras and they are functioning properly.

- Residential Issues:
 1. The leak near the electric box on Heatherview:
 - a. Current Status – the leak appears to have lessen in severity.
 - b. Duke Energy has confirmed there is no danger to electric box.
 - c. The Plumber and Duke Energy will coordinate to address the issue further.
 2. Dead tree removal on community property:
 - a. McKinzie will review and compare the three bids for tree removal.
 - b. The Board aims to have the trees removed in the fall, before winter sets in.

7. NEW BUSINESS:

- The Board discussed planning for the upcoming annual budget.

8. COMPLETED BUSINESS:

- Parking stickers:
 - a. Stickers are currently being distributed to residents.
 - b. If you have not yet picked up your parking stickers, please contact Pam at Unit 239 for pickup.

9. ADJOURNMENT: 7:41pm

1st motion – Pam Willman; 2nd motion – Dean Swartz

10. NEXT MEETING: September 17th, 2025