

HEATHERSTONE HOMEOWNERS ASSOCIATION

BOARD OF TRUSTEES Agenda

**07-16-2025
6:30pm
Clubhouse**

1. CALL TO ORDER/OPENING REMARKS

- Time: 6:40 pm
- Present: Steve Musselman, Dean Swartz, Terri Parker, Michelle Trainor, Pam Willman
Absent – McKinzie Baker – Property Manager

2. APPROVAL OF JUNE MINUTES:

1st motion – Pam Willman; 2nd motion – Michelle Trainor

3. PRESIDENT'S REMARKS:

- The President asked the residents in attendance if they had any matters they would like to discuss.
 - A resident brought to the Board's attention about a resident that passed away on June 30th.
 - A resident brought to the Board's attention that the lights by pond are not working.
 - Another resident brought to the Board's attention of the general upkeep regarding a unit's condition.
- The Board will address concerns with McKinzie next month.

4. TREASURER REMARKS:

- Reviewed June delinquency and financial reports.
 1. The Board discussed pool access limitations for residents with unpaid dues.
 2. The treasurer noted in the financial report a double charge with the grounds keeping. The Board will address with McKinzie next month.

5. PROPERTY MANGEMENT REMARKS:

- McKinzie is absent due to her two-week reservist AT training.

6. UNFINISHED BUSINESS:

- Pool:
 - a. Discussed work Patchell Handyman Service invoice 67 for pool door replacement.
 1. Pam will follow up on when the job will begin.
 - b. Discussed new wooden steps leading down to pool.
 1. Patchell Service sanded banisters to prevent splinters.
 - c. Discussed SwimSafe's 2026 proposal.
 1. The Board wants to present to Swimsafe supervisor that our pool maintenance needs are not being met.
 - d. Discussed purchasing a special hinge to keep the pool gate locked.
- Clubhouse:
 - Patchell Handyman Services to do some repairs:
 1. Discussed Patchell Invoice 67 on basketball/tennis court repairs.
 2. Discussed purchasing basketball backboards.
 3. Discussed Patchell Service to quote on repair of sidewalk near clubhouse.
 - Clubhouse security:
 2. Batteries have been replaced with security cameras and are functioning properly.
 - a. The Board is looking into purchasing rechargeable batteries since they last longer.
 - b. The Board discussed ongoing non-residential vehicles parked in violation of HOA rules in overflow parking lot.

- Residential Issues:
 - Leak by electric box on Heatherview:
 - a. Resident mentioned that the leak is not as bad.
 - b. Duke Energy has come out to inspect electrical box.
 - c. The Board will follow up next month with McKinzie on repair of leak.
 - Parking clings have been ordered for residents.
 - a. The Board discussed the distribution, process and a timeline on how the parking clings will be used to identify authorized vehicles.
 - Altafiber is approved for installation within the community.
 - a. The board will provide an update on upcoming installation.
 - b. The installation has been delayed due to weather conditions and backlog of nearby new housing developments.
 - The Board will address with McKinzie next month the removal of diseased trees on community property.
 - a. The discussion will include assessment findings, removal plans, and any necessary approvals or budget considerations.

7. NEW BUSINESS:

- The Board will follow up next month with McKinzie on the HOA insurance recommendations presented by the HOA's insurance provider.
- The Board discussed having additional pool keys made.
- The Board and residents in attendance discussed the situation of four dead fish within 24 hours.

8. COMPLETED BUSINESS:

- The overflow parking lot light near the tennis court is repaired.
- The light by the clubhouse is repaired.
- Faucet outside of clubhouse is repaired.

9. ADJOURNMENT: 8:31pm.

1st motion – Dean Swartz; 2nd motion – Steve Musselman

10. NEXT MEETING: August 20th, 2025