

HEATHERSTONE HOMEOWNERS ASSOCIATION

BOARD OF TRUSTEES Agenda

**06-18-2025
6:30pm
Clubhouse**

1. CALL TO ORDER/OPENING REMARKS

- Time: 6:36pm
- Present: McKinzie Baker, Terri Parker, Dean Swartz, Michelle Trainor, Pam Willman
Absent: Steve Musselman

2. APPROVAL OF MAY MINUTES:

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

3. PRESIDENT'S REMARKS:

Reviewed May agenda, all approved.

4. TREASURER REMARKS:

- Reviewed May delinquency and financial reports.
 - a. Steve was absent but reviewed before the meeting and did not see any concerns.
 - b. The board reviewed delinquent report.
 - 1. Prelien mailed to empty unit at 410.
- The CD has been renewed with GE Credit Union.
 - a. McKinzie advised the CD matured on June 5th and the board will see that in the monthly report next month.
 - b. Terms of renewal CD: 6 months
 - c. Rate of CD renewal: 3.9
 - d. Full Reinvest: \$30,000
 - e. Funds to be pulled from the renewal CD: Reserve Bank Account
 - f. Interest earned: \$1463.00 in Reserve Account

5. PROPERTY MANGEMENT REMARKS:

- a. Arden is doing an insurance inspection this week.
- b. A letter of violation was sent to a resident for dog waste.
- c. The Pool certificate was mailed to Pam.

6. UNFINISHED BUSINESS:

- Plans for pool 2025:
 - a. Discussed work by Patchell Handyman Service to have pool fence repaired.
 - b. Discussed door to the pump room being replaced.
 - c. Work is completed on wooden steps leading down to the pool deck.
 1. Discussed having railings sanded down to prevent splinters.
 2. Discussed have steps stained in September.
 - d. Discuss SwimSafe's recommendation on a broken pipe needing to be fixed in pump room.
 1. Multiport for pool was ordered and delivered.
- Clubhouse:
 - Patchell Handyman Services to do some repairs:
 1. Update on repair the light pole in the overflow parking lot.
 - a. Patchell will be out tomorrow, June 19th. A board member will get an update on repair status.
 - b. The faucet outside of the clubhouse also to be repaired tomorrow, June 19th.
 - Discussed additional repairs/quotes for community property:
 1. Repair of sidewalk near clubhouse.
 - a. With all the other repairs going on, the board will put this on July's agenda.
 2. Light by clubhouse is leaning.
 - a. McKinzie will reach out to Jared at US Lawns.
- McKinzie is working on obtaining separate bids on basketball and tennis court repairs.
 1. The board suggested to keep the basketball poles and purchase new backboards.

- Clubhouse security:
 1. Have batteries been replaced with security cameras and are they functioning properly.
 - a. Steve is absent; the board will follow up next month.
 2. Discussed any ongoing concerns or incidents with young adults accessing pool and game room.
 3. Vehicle parking concerns within the community.
 - a. The board is reviewing purchasing parking clings to help identify resident vehicles and reduce unauthorized parking.

- Residential Issues:
 - Leak by electric box on Heatherview:
 - a. McKinzie contacted TRS Plumbing Services, and they are waiting on Duke Energy to coordinate working on the project.

 - McKinzie has contacted Alta Fiber and is awaiting scheduling confirmation on when they will begin community infrastructure work.

 - Continue discussion of removal of diseased trees on community property.
 - a. Bowman Tree Service submitted the lowest bid on the project and the board will review it in July.

7. NEW BUSINESS:

- A board member will enter the “Glam My Pond Contest” with Jones Lake Management Company. The winner of the contest will be announced by July 21st.
- TRS is looking at the pond leak reported today next to 301.

8. COMPLETED BUSINESS:

- Signs installed around the pond that state “no water activities”, such as, swimming, boating, skating. This was recommended by HOA insurance company
- The repair of clubhouse siding has been completed.
- A leaf blower for the clubhouse was ordered and delivered.

9. ADJOURNMENT: 7:39pm.

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

10. NEXT MEETING: July 16th, 2025