

HEATHERSTONE HOMEOWNERS ASSOCIATION

ANNUAL MEETING OF MEMBERS

Wednesday, March 19, 2024

6:30 PM at The Clubhouse

Agenda

- I. Welcome – Dean, president, welcomed residents in attendance and introduced the board and property manager, McKinzie Baker, to the new residents.
- II. Call meeting to order – 6:33pm. Present – McKinzie Baker, Steve Musselman, Curtis Ogle, Terri Parker, Dean Swartz. Absent: Pam Willman.
- III. Determination of a quorum – 7 residents in attendance.
- IV. 2024 Financial review – Steve, treasurer, reviewed last year financials. The increase in HOA fee helped raise HOA reserve fund. The GE Credit Union CD, the HOA invested in, has gained on interest, overall, HOA financials in pretty good shape.
- V. 2025 Budget review – Dean discussed the reserve study and the projections for the coming years. If any resident would like to review copy, he has one available and it is posted on HOA website. The board discussed the concern over future leaks on community property due to underground pipes are getting old.
- VI. Accomplishments of 2024 – upgraded pool and paid in full. Fixed leak at Apples Way and Heatherview intersection. Security cameras and WiFi installed at clubhouse. Completed painting of clubhouse kitchen and game room. A board member obtained exercise equipment for the exercise room.

VII. Plans for 2025 – Discussed upgrading the game room, basketball and tennis courts. Discussed the need to fix eroding sidewalk near clubhouse and bids for diseased/dead trees on community property. The survey of having Altafiber installed within community was a majority of yes votes. The board will continue to look into the installation of Altafiber.

VIII. Election of two (3) new Trustee members for 2-year terms – Dean Swartz and Pam Willman elected for 2-year terms. Curtis Ogle submitted in writing in January he will not seek reelection. He will be missed and thank you, Curtis, for all your help and input. Curtis still volunteered to maintain the HOA website. Two residents are considering filling the open HOA board position. They are currently considering the role and will provide their final decision by next week.

IX. Owner's Forum

- a. A new resident had questions on the parking rules.
- b. A resident suggested quarterly meetings on Saturdays to gain more attendance among community residents.
- c. A board member suggested updating language in the bylaws on color schemes for units.
- d. Discussion of spring ground maintenance and deterring geese around pond sidewalk.
- e. Discussion on updating the Apples Way sign so it is more identifiable from Clough Pike and fixing Heatherstone sign.
- f. A resident expressed concern on service trucks making ruts alongside the roads and cleaning up litter within the community property.

X. Adjournment – Annual meeting agenda from 2024 approved by Terri Parker and Steve Musselman. Adjourned annual 2025 meeting at 7:33pm.