

HEATHERSTONE HOMEOWNERS ASSOCIATION

BOARD OF TRUSTEES Agenda

**05-21-2025
6:30pm
Clubhouse**

1. CALL TO ORDER/OPENING REMARKS

- Time: 6:34pm
- Present: McKinzie Baker, Steve Musselman, Terri Parker, Dean Swartz, Michelle Trainor, Pam Willman.

2. APPROVAL OF APRIL MINUTES:

1st motion – Pam Willman, 2nd motion – Steve Musselman
All members presented voted “aye” to approve the motion.

3. PRESIDENT’S REMARKS:

Dean asked McKinzie what happened to the fountain when it was down.

4. TREASURER REMARKS:

- Reviewed April delinquency and financial reports.
 - Steve inquired about the snow removal charge.
 - McKinzie stated the invoice was late from US Lawns and charge came out in April.
 - Discussed late HOA dues. The April Delinquency Report has improved from last month.

5. PROPERTY MANGEMENT REMARKS:

McKinzie called Lake Doctors, Jones Lake Management, and Aquatic Plus Pond Management and each company did not seem to know about our fountain.

****Addendum:** On Thursday, 05/22, McKinzie sent a text message that an invoice was received from Jones Lake Management and that after speaking earlier with her, Jones researched further and discovered that they did service our fountain and accidentally emailed to the previous property manager. Jones Lake Management has updated their records with the new property manager as their main contact.

6. UNFINISHED BUSINESS:

- Plans for pool 2025:
 - a. McKinzie will follow-up with Patchell Handyman Service on when pool fence repair will be completed.
 - b. Discussed the pump room door and wooden steps leading down to pool to be replaced. The board approved bid for Patchell Handyman Service to do the work.
 - c. Discussed volunteers to help close pool at night. So far, we have three volunteers and two board members offered to volunteer.
- Clubhouse:
 - Patchell Handyman Services to do some repairs:
 - 1. The board asked McKinzie when will the repairs to the light pole in the Overflow parking lot, siding outside the clubhouse, and outside faucet leak be finished.
 - 2. McKinzie will reach out to Patchell for a follow-up.
 - Discussed additional repairs on community property. McKinzie to ask Patchell Handyman Service to provide quotes:
 - 1. Repair sidewalk by clubhouse.
 - 2. Repair basketball and tennis courts.
 - a. The board would like to see the tennis court converted to a pickleball/cornhole court.
1st motion – Dean, 2nd motion – Pam, all board members present, voted in favor, and the motion was approved.
 - b. McKinzie will seek a more detailed bid from Patchell Handyman Service on basketball/tennis court repairs.
 - McKinzie will contact US Lawns regarding the light pole that is leaning. The board felt it was hit when US Lawns cut grass the last time.

- Residential Issues:
 - Leak by electric box on Heatherview:
 - a. McKinzie stated no return phone calls from Midwestern Plumbing.
 - b. She has another company, Total Restoration Solutions, coming out to inspect the leak.
 - Update on Altfiber installation.
 - a. McKinzie stated another property she manages has experienced an unfortunate incident of community property damage. Altafiber denied responsibility and the board is having second thoughts on them doing work throughout Heatherstone.
 - Continued discussion of removal of diseased trees on community property.
 - McKinzie did receive a bid from Bowman Tree Service and the board asked if the company would consider a few more trees to be removed within the bid. She will contact Bowman and advise.
 - The board asked McKinzie to re-mail letters to residents regarding dead/diseased trees on their property that need to be removed since new residents have moved into community.

7. NEW BUSINESS:

- A resident from 211 Apples Way is out of power. He has had an electrician, and Duke Energy out for inspection. It has come to our attention that during the repair of a water leak last year, followed by a back wash that caused a leak under the unit's driveway, an underground wire may have been inadvertently damaged.
 1. Duke Energy and the electrician are to come out to the unit to run an underground detection inspection.
 2. The resident said he will keep the board abreast of what the results of test indicated.
 3. The resident also wanted to make the community aware that electric and water pipes run beneath the driveways of our units. Residents may want to contact their insurance agent to see if a rider can be added to homeowner's policy. This additional coverage could help protect against potential damage to underground electric wiring and/or water pipes located beneath the driveway.

- Discussed purchasing a leaf blower for the pool recommended by SwimSafe.
- SwimSafe replaced the life safety ring which was dry rotted, and a rope that was snapped.
- A resident volunteered to landscape front entrance, the two islands – overflow parking lot and near pond, also a couple of the front trees with mulch. The board approved the purchase of bags of mulch.
- The board discussed purchasing rechargeable batteries to keep security cameras running at the clubhouse.
- Discussed parking violations within the community.
 1. The board is considering reinstating the use of parking stickers for residents.
 2. This measure would help identify any unauthorized vehicles in the overflow parking lot and ensure that parking spaces are being used appropriately by community residents.
 3. No final decision has been made, and further discussion or input from residents may be sought before implementation.

8. COMPLETED BUSINESS:

- The board approved to have signs around the pond that state “no water activities”, such as, swimming, boating, skating. This was recommended by Lake Doctors.
 4. McKinzie purchased signs and posts. She will deliver Thursday to a board member’s home for installation around the pond.

9. ADJOURNMENT: 8:02 pm.

1st motion – Dean Swartz, 2nd motion – Steve Musselman.
 All members present voted aye to adjourn the meeting.

10. NEXT MEETING: June 18th, 2025