

HEATHERSTONE HOMEOWNERS ASSOCIATION

BOARD OF TRUSTEES Agenda

**11-19-2025
6:30pm
Clubhouse**

1. CALL TO ORDER/OPENING REMARKS:

- Time: 6:35pm
- Present: McKinzie Baker, Dean Swartz, Terri Parker, Michelle Trainor, Pam Willman. Absent – Steve Mussleman
- Four residents in attendance.

2. APPROVAL OF OCTOBER MINUTES:

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

3. PRESIDENT'S REMARKS:

- The President spoke on the upcoming budget for 2026 with residents in attendance.

4. TREASURER REMARKS:

- Review of October delinquency and financial reports.
 - The Treasurer absent – the Board discussed delinquent report.

5. PROPERTY MANGEMENT REMARKS:

- McKinzie will arrange with the HOA insurance agent to speak to the community in January 2026. Purpose:
 - Explain coverage for community property.
 - Clarify what the insurance covers for individual residential units.

6. UNFINISHED BUSINESS:

- Annual Budget for 2016:
 - a. The Board and four residents in attendance reviewed the upcoming 2026 budget.
 - b. The HOA fee will increase to \$285.00 per month, effective January 1st, 2026.
 - c. McKinzie advised Towne is in the process of mailing the 2026 budget, letters, and payment coupons.
- Pool – Planning for 2026
 - a. SwimSafe Contract for 2026:
 - 1. SwimSafe has provided an updated contract that includes pressure wash/acid and fix drain covers free of charge next season.
 - 2. The contract has been signed and submitted back to SwimSafe for 2026.

- Clubhouse:
 - Tennis Court/Basketball Repairs by Patchell Handyman Service:
 1. Basketball Court Repairs:
 - a. The one backboard must be returned due to incorrect size; and a new one has been reordered.
 - b. Court sealing still needs to be completed.
 - c. The Board will ask Patchell Handyman Service to submit an itemized contract for court striping in the spring.
 - Discussed HOA Insurance Recommendations:
 1. Exit Signage Requirement:
 - a. Confirm if the new exit signs have been installed at clubhouse.
 - Game Room Updates:

The Treasurer plans on using interest from GE Credit Union funds to purchase new games for game room.

 2. The pool table will be re-felted; currently there are four tables in service queue.
 3. After the pool table is repaired, the remaining funds will be planned for new games.
 - Residential Issues:
 1. *Dead Tree Removal on Community Property:*
 - a. Four trees have been identified for removal.
 - b. McKinzie will follow-up to confirm when will job begin.
 2. *Parking Stickers:*
 - a. The remaining 10 parking stickers have been distributed to residents.
 3. *Pond Winterization Services:*
 - a. Payment has been processed for the Fountain Motor Storage & Polar Blend Winter Treatment.

7. NEW BUSINESS:

1. 2026 Snow and Lawn Service Contract:

- The current snow and lawn service contract was locked in for three years..

2. Pump Room Heater Installation:

- Discussed purchasing a wall-mounted heater for the pump room to prevent freezing.
- If Patchell Handyman Services is selected, the Board requires an itemized bid detailing the scope of the work.

8. COMPLETED BUSINESS:

- a. Fountain pond motor storage has been completed by Lake Doctors.
- b. Exit signs for clubhouse have been purchased and delivered to clubhouse.

9. ADJOURNMENT: 8:31pm

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

10. NEXT MEETING: December 17th, 2025