

HEATHERSTONE HOMEOWNERS ASSOCIATION

BOARD OF TRUSTEES Agenda

**09-17-2025
6:30pm
Clubhouse**

1. CALL TO ORDER/OPENING REMARKS

- Time: 6:37pm
- Present: McKinzie Baker, Steve Musselman, Dean Swartz, Michelle Trainor, Terri Parker and Pam Willman. Four residents were present.

2. APPROVAL OF AUGUST MINUTES:

1st motion – Pam Willman; 2nd motion – Steve Musselman

3. PRESIDENT’S REMARKS:

Dean mentioned that AltaFiber is currently running behind schedule but is expected to come out to our community soon. He also reviewed the invoices from Patchell Handyman Services.

4. TREASURER REMARKS:

- Review August delinquency and financial reports.
 1. Steve noticed a double billing from Spectrum for the internet service. McKinzie will investigate the issue.
 2. Steve reviewed the billing from US Lawn Services. McKinzie explained that they don’t bill every month consistently, and some months may include double billing to account for missed periods.
 3. Residential dues were reviewed, and the report showed improvement this month.

5. PROPERTY MANGEMENT REMARKS:

McKinzie has started working on the 2026 budget and is waiting on a few more bids. She expects to have the report ready for the Board by Friday, September 19th.

6. UNFINISHED BUSINESS:

- Pool – Planning for 2026
 - a. Pool Service bids for 2026.
 1. McKinzie waiting on two bids from Art Daniels and Cincinnati Pool Management Company. She should have by end of week as well.
 2. The Board has paid Patchell Handyman Service to replace pool door.

- Clubhouse:
 - Tennis Court/Basketball Repairs by Patchell Handyman Service:
 1. Basketball Court Repairs:
 - a. The Board reviewed the additional billing related to basketball court repairs. Patchell noted the cracks were deeper than expected, requiring extra filler and cost.
 - b. Despite discussions, Patchell stated the basketball court was not originally included in the scope, even though the Board had emphasized it as a priority.
 - c. He will proceed with filling cracks, cleaning around posts, and mounting the posts.
 - d. The Board will purchase the hoops and backboards separately.
 - e. Moving forward, the Board advised McKinzie that any future work by Patchell must include a full scope of work and a clear statement of tasks to avoid confusion.
 - f. The Board is currently evaluating whether to maintain the existing tennis court as-is, or to re-stripe it for use as a pickleball court.

- Discussed HOA Insurance Recommendations.
 1. Exit Signage Requirement:
 - a. The clubhouse is currently not wired for electric signs.
 - b. McKinzie found non-electric alternative: Glow Brite exit signs at \$160.00 each which have a lifespan of up to 25 years.
 - c. The clubhouse will require five signs, and McKinzie will shop around for better pricing options.

- Game Room Updates – Fall Plans
 1. Steve asked McKinzie to verify the interest earned from the GE Credit Union CD between 2024 and 2025.
 2. He is considering using the earned interest to fund game room purchases.
 3. A board member has generously donated new ping pong balls, a net, and paddles for the game room.

- Residential Issues:
 1. *Leak near Electric Box on Heatherview:*
 - a. Duke Energy confirmed that the electric box poses no danger to the community.
 - b. There is a basin underneath the box designed to catch water.
 2. *Dead Tree Removal on Community Property:*
 - a. McKinzie is obtaining bids for removal.
 - b. One bid includes work along the perimeter of community property.
 - c. The Board seeks clarification on how far into green space or the work would extend and prefers removal just along the edge of the property.
 - d. Notices have previously been mailed to residents regarding trees that need to be removed for their property.
 - e. As of this date, residents are responsible for the removal.
 3. *Parking Stickers:*
 - a. All but 10 units have picked up parking stickers.
 - b. Two Board members volunteered to distribute the last 10.

7. NEW BUSINESS:

- Annual Budget Planning
 - a. McKinzie will present a proposed budget by Friday, September 19, 2025.
- Pond Winterization Program
 - a..The Board reviewed and approved the bid from Lake Doctor for the fountain motor storage & Polar Blend Winter Treatment.
- Residents in attendance raised the following topics:
 - Pond sidewalk lights are currently out and need attention.
 - Suggestion to display business cards on the community board for contractors who have completed work at residents' homes.
 - Discussion regarding the pool and community amenities:
 - a. If the pool is to be permanently closed, 75% of the community must approve the closure.

8. COMPLETED BUSINESS:

- Pool has been closed and winterized for the season.
- Lake Doctor has treated the pond for algae.

9. ADJOURNMENT: 7:50pm

1st motion – Steve Musselman; 2nd motion – Pam Willman

10. NEXT MEETING: October 15th, 2025