HEATHERSTONE HOMEOWNERS ASSOCIATION

BOARD OF TRUSTEES
Agenda

01-21-2026
6:30pm
Clubhouse

1. CALL TO ORDER/OPENING REMARKS:

- Time: 6:36 pm
- Present: McKinzie Baker Steve Musselman, Dean Swartz, Terri Parker, Michelle Trainor, Pam Willman.
- 1 resident in attendance.

2. APPROVAL OF NOVEMBER & DECEMBER MINUTES:

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

3. PRESIDENT'S REMARKS:

Dean welcomed HOA insurance agent, Johnny Hiles, to the meeting to speak about community insurance and individual unit coverage.

4. TREASURER REMARKS:

1. Review of December delinquency and financial reports.
    - Delinquent report looked good – a couple of past-due accounts are paid in full.
    - Steve asked McKinzie to clarify the miscellaneous charge. She confirmed that the expense covered mailing of coupon books and the new budget to residents.

5. PROPERTY MANGEMENT REMARKS:

- Three units have not updated their payments to the new HOA fee of $285.00: Units 232, 246 and 258.

- Residents who need assistance in updating the new HOA fee should contact Towne Properties for assistance. (513-489-4059)

6. UNFINISHED BUSINESS:

- HOA Insurance Discussion:
    - The HOA insurance agent attended the meeting to review current coverage.
    - Topics included the Bare Walls insurance policy and Loss Assessment Coverage.
    - The agent distributed an informational sheet for residents to share with their personal insurance providers to ensure they have proper coverage.

- Community Repair Work Updates:
    1. Concrete/Ground Repairs:
        - Evans is scheduled to repair the hole near sidewalk by the pool entrance, as well as the hole near the walkway bridge.
    2. Lighting Repairs:
        - The Board discussed several lighting issues, including the light along the pond sidewalk, a burned-out light at the clubhouse entrance, and the main entrance light that also requires repair.
        - McKinzie suggested installing a solar light at the main entrance off Clough Pike since that area is not wired.
    3. Clubhouse Plumbing:
        - As of the meeting, McKinzie reported that no invoice has been received by Geiler Plumbing.
        - The Board noted that the next step is on Geiler's side, and will wait for an invoice to be submitted.
    4. Altafiber Installation:
        - Altafiber is scheduled to begin installation work in spring.

- Clubhouse:
    - Tennis Court/Basketball Repairs:
        1. Basketball Court Repairs:
            a. The incorrect backboard was returned, and the HOA credit card has been issued a refund.
            b. A Board member has attempted to contact Patchell Handyman Service regarding a replacement backboard since December but has not received a response.
            c. McKinzie noted that Towne Properties has also been unable to reach Patchell Handyman Service, and their maintenance technician has recently retired. Towne is in the process to hire a new maintenance man.
            d. Two Board members suggested a handyman that has done personal work on three units within the community.
            e. McKinzie will email a new vendor packet when she receives his contact information.

    - HOA Insurance Recommendations.
        1. Exit Signage Requirement:
            a. McKinzie will contact the resident volunteer to confirm whether he is still willing to assist with installing the new exit signs.
            b. Once Towne hires a new maintenance man, the Board will consider him as a backup option for installation.

    - Game Room Updates:
        1. The pool table technician visited the clubhouse and believes the table can be repaired. He has a couple of other tables to service first and will return to complete the repair.
        2. The Board member overseeing the game room plans to use interest earned from the GE fund to purchase new games but will wait to see the remaining balance after the pool table repair.
        3. A resident has expressed interest in donating an air hockey table from his parents' home in Anderson.
        4. The Board will coordinate with the resident to arrange transport of the air hockey table to the clubhouse.

- Residential:
    1. Dead Tree Removal on Community Property:
        a. The four trees on community property have been removed.
        b. The Board discussed the large pile of wood chips left at the end of Terra Place. McKinzie will contact tree company to address this.

7. NEW BUSINESS:

1. The Board discussed ordering a sandwich board sign to announce the day and time of upcoming HOA meetings.
2. The Board reviewed the upcoming March election for two Board seats currently held by Steve Musselman & Terri Parker.
3. The Board discussed hosting a Chili Cookoff at the clubhouse for residents and offering door prizes & split the pot drawing.
4. The Board considered adding an enclosure at the entrance area to provide shelter for schoolchildren during inclement wehather while waiting for the bus.

8. COMPLETED BUSINESS:

- As noted, the four diseased trees on community property have been removed.

9. ADJOURNMENT:

- 7:40pm

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

10. NEXT MEETING: February 18th, 2026