HEATHERSTONE HOMEOWNERS ASSOCIATION

BOARD OF TRUSTEES
Agenda

07-15-2026
6:30pm
Clubhouse

1. CALL TO ORDER/OPENING REMARKS:

- Time: 6:40pm
- Present: McKinzie Baker, Steve Mussleman, Terri Parker, Dean Swartz, Michelle Trainor, Pam Willman

2. APPROVAL OF JUNE MINUTES:

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

3. PRESIDENT'S REMARKS:

- Dean noted concerns that, due to the age of the community, additional repairs and maintenance issues are likely to arise in the coming years.

4. TREASURER REMARKS:

1. Reviewed the June delinquency and financial reports.
2. Steve and McKinzie reviewed expenses related to:
   *Internet Services
   *Pool Contract
   *Groundskeeping services.
3. The Board discussed overdue HOA fees and notification to residents regarding outstanding balances.

5. PROPERTY MANGEMENT REMARKS:

- McKinzie requested a list of roofs that have been replaced for HOA insurance purposes.
- Pam is composing a list of estimated residential roof replacements.

6. UNFINISHED BUSINESS:

- Community Pool – 2026 Season:
    - The pool pump replacement by SwimSafe has been completed.
    - The Board discussed replacing the original chemical feeder recommended by SwimSafe.
    - Repair of emergency phone by Altafiber has been completed.
    - Pool gate and pump room shelf repairs have been completed.
        - New hinges were installed on pool gate.
        - The shelf in the pump room has been secured.
        - The Board approved the purchase of an additional hinge for the center section of the gate.

- Community Repair Work:
    1. Ground Repairs:
        A. Evans Landscape:
            - McKinzie will contact Evans Landscape to determine when work will begin since the deposit has already been paid.
            - A sinkhole near pool entrance sidewalk is to be filled.
            - A hole near the clubhouse sidewalk light is to be repaired and a drain added to prevent future washout.
    2. Vendor Approval/Repairs:
        A. Josh Krekeler Construction:
            - The Board reviewed walkway bridge repair bid.
            - McKinzie was asked to obtain additional bids for comparison.
            - The Board discussed repairs to a damaged mailbox and sending a notification letter.

3. Heatherstone Front Sign:
    - Ray Meyer Sign Company advised that the front sign can be refurbished and repaired.
    - The Board selected black and gold colors as the sign colors.
    - McKinzie will submit the color selection to Ray Meyer Sign Company for the final cost estimate.

4. Clubhouse:
    - The leak in the women's restroom toilet has been repaired.
    - The Board discussed adjusting the thermostat setting to 75 degrees to improve comfort within the clubhouse.

- Altafiber Installation:
    - The Board reviewed the status of the clubhouse Wi-Fi installation under the 10-year agreement.
    - McKinzie will contact Altafiber for an update.

- Tennis & Basketball Court Repairs
    1. Basketball Court:
        a. Take measurements and provide estimate for new backboard and installation.
        b. Provide an estimate for crack repair and sealing of the basketball court.
        c. Further action is on hold pending estimates for the walkway bridge.

- Residential Issues:
    1. Phone box near unit 401.
        - Steve noted that the repair responsibility may belong to Spectrum and will contact them.
        - A phone box located behind Heatherview units was repaired a few months ago.
    2. HOA meeting sign:
        - The new sign is stored in the clubhouse storage room and will begin being used for future meetings.

7. NEW BUSINESS:

1. Purchase of new flagpole for overflow parking lot and estimate on replacing flagpole with a new pole mounted in cement.
2. Discussion regarding the purchase of a flat panel television for the clubhouse main room.
3. A resident volunteered to restore the shuffleboard game in the game room as time permits.
4. Discussion regarding ways to protect the game room from damage.
5. The Clermont County Board of Health identified a 3-inch gap between the fence and clubhouse that must be repaired

8. COMPLETED BUSINESS:

- Pool room pump replaced.
- Pool gate repaired.
- Pool shelf repaired and secured.

9. ADJOURNMENT:

- Time: 8:02pm
- 1st motion – Terri Parker; 2nd motion – Dean Swartz

10. **NEXT MEETING:** August 19th, 2026