HEATHERSTONE HOMEOWNERS ASSOCIATION

BOARD OF TRUSTEES
Agenda

06-17-2026
6:30pm
Clubhouse

1. CALL TO ORDER/OPENING REMARKS:

- Time: 6:38pm
- Present: McKinzie Baker Steve Musselman, Dean Swartz, Terri Parker, Michelle Trainor, Pam Willman.
- 2 residents in attendance.

2. APPROVAL OF MAY MINUTES:

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

3. PRESIDENT'S REMARKS:

- Dean discussed ongoing matters, including the community pool, repairs on community grounds and clubhouse maintenance.

4. TREASURER REMARKS:

- Steve reviewed May financials with Mcinzie:
    - Discussed charges for US Lawn and HOA insurance.
- Delinquency report has improved.
- GE certificate of deposit was renewed for one year at 3.7% interest.

5. PROPERTY MANGEMENT REMARKS:

- McKinzie noted that HOA insurance information is available on the Towne Properties HOA portal for those who need copies.

6. UNFINISHED BUSINESS:

- Community Pool – 2026 Season:
    - Satisfaction level with SwimSafe Services.
        a. New employee started.
        b. Pam reviewed daily opening responsibilities with them.
    - Repair Required (Health Board Inspection).
        a. Pool gate is not self-latching and must be repaired.
        b. Pump room shelf must be secured.
    - Josh submitted an estimate of $150.00 for repair work of gate and pump room shelf and includes review of the repair list and preparation of estimates.
    - Altafiber contacted regarding emergency phone is not working.

- Community Repair Work:
    1. Ground Repairs:
        A. Evans Landscape:
            - Sinkhole near pool entrance sidewalk.
            - Hole near the light by walkway bridge.
            - Vendor is behind schedule; and awaiting updated timeline.
    2. Vendor Approval/Repairs:
        A. Josh Krekeler Construction:
            - Meeting held June 13 (Pam and Terri) to review repair list.
            - Follow-up meeting scheduled for June 20 (Terri attending).
            - Review of repair list and estimate submission.

    3. Heatherstone Front Sign:
            - Ray Meyer Sign Company inspected sign.
            - McKinzie awaiting bid.

    4. Clubhouse:
        - Leak reported in women's restroom toilet.
        - Resident volunteered to inspect internal components and will replace them if needed this Saturday, June 20th.
        - Thermostat adjustment discussed:
            *Set to 75 degrees for improved summer comfort.

- Altafiber Installation:
        - Reviewing status of clubhouse Wi-Fi installation (10-year agreement).
        - Original representative no longer with the company.
        - McKinzie contacted new Altafiber representative regarding previously offered free 10-year installation.

- Tennis & Basketball Court Repairs
        1. Basketball Court:
            a. Josh to measure for new backboard and provide installation estimate.
            b. Provide estimate for crack repair and sealing for basketball court only.

- Residential Issues:

    a. Phone box (near unit 401).
        - Determined to be Altafiber responsibility (not Spectrum).
        - Altafiber contact number obtained from Anderson Township location.
        - Two voicemails left with no response received.
        - Dean to reach out to personal Altafiber contact for assistance.

7. NEW BUSINESS:

a. Purchase of new flagpole (overflow lot).
    - The Board determined not worth to be repaired.
    - Replacement options being reviewed by the Board.

b. Purchase of HOA meeting announcement sign.
    - Dean will place sign 1-2 days prior to meetings.

8. COMPLETED BUSINESS:

- Old loft furniture removed (volunteer effort by Board member)
- Lightly used ping pong table donated by Board member.

9. ADJOURNMENT:

- Time: 7:45pm
- 1st motion – Pam Willman; 2nd motion – Michelle Trainor

10. **NEXT MEETING:** July 15th, 2026