

HEATHERSTONE HOMEOWNERS ASSOCIATION

BOARD OF TRUSTEES Agenda

**05-20-2026
6:30pm
Clubhouse**

1. CALL TO ORDER/OPENING REMARKS:

- Time: 6:36pm
- Present: McKinzie Baker, Terri Parker, Michelle Trainor, Pam Willman
- Absent: Steve Musselman, Dean Swartz

2. APPROVAL OF APRIL MINUTES:

- 1st motion – Michelle Trainor; 2nd motion – Terri Parker

3. PRESIDENT'S REMARKS:

- In Dean Swartz's, Vice President Pam Willman discussed:
 1. Replacing the flagpole.
 2. Moving forward on basketball court repair.

4. TREASURER REMARKS:

1. In Steve Mussleman's absence, the Board reviewed the April financials:
 - Approved a resident request for a 30-day extension on HOA to pay HOA fees in full.
 - Water Bill Increase Discussion:
 - *2025: \$458 – (pool not fully drained).
 - *2026: \$779 – (pool fully drained for cover repairs)

5. PROPERTY MANGEMENT REMARKS:

McKinzie Baker reported on the following:

1. Insurance company requires documentation of:
 - Roof age.
 - Replacement dates.
 - Board will gather and provide information as it is received.
2. Clubhouse Compliance:
 - Photos submitted for exit signs.
 - CO2 detectors are not required (no gas service).
3. Fannie Mae/Freddie Mac Updates:
 - New policy effective January 4th, 2027
 - HOA meets financial and reserver requirements.
 - Board will revisit in September.

6. UNFINISHED BUSINESS:

- Community Pool (2026 Season):
 - Pool is treated and ready for opening.
 - SwimSafe will store pool cover.
 - Three residents have volunteered for pool closing.
- Community Repair Work:
 1. Ground Repairs (Evans Landscaping)
 - A. Delayed due to weather. Repairs include:
 - Sinkhole near pool entrance sidewalk.
 - Hole near the light by walkway bridge.
 - Estimated completion: 2-3 weeks

2. Vendor Approval/Repairs:
 - A. Josh Krekeler Construction:
 - *Payments can now be made via credit card.
 - B. Board discussed repair priorities before work begins.
 3. Heatherstone Front Sign:
 - *McKinzie Baker awaiting bid from Ray Meyer Sign Company
 - * Alternatives, if too expensive:
 - *Towne Properties (approved vendor).
 - *Possible solutions from Josh Krekeler.
 4. Clubhouse:
 - Mulch delivery approved but delayed due to Evans Landscaping schedule.
 - Delivery will occur after repair areas are accessible.
 5. Altafiber Installation:
 - McKinzie has no date from Altafiber on community event.
 - Residents are beginning to switch from Spectrum to Altafiber.
- Clubhouse – Tennis Court & Basketball Court Repairs
 1. Basketball Court:
 - a. Unable to contact Adam Patchell Service for prior repair work.
 - b. Board will request bid from Josh Krekeler Construction to complete both courts.
 - Residential Issues:
 1. Tree behind Heatherview has been removed.
 2. Spectrum box near unit 401.
 - *Spectrum requires a resident to initiate service request.
 - *A Board member will coordinate with Unit 401.

7. NEW BUSINESS:

1. Flagpole (Overflow lot).
 - *Discussed adding a screw to stabilize existing flagpole.
2. We have a new HOA meeting sign to announce the date & time of monthly meeting.
3. Upstairs Loft Cleanup:
 - *Removal of:
 - * Old couch
 - * TV stands
 - * Miscellaneous components
 - *A Board member volunteered for removal.

8. COMPLETED BUSINESS:

- Pool table is re-felted and repaired.
- Donated air hockey table installed in game room.
- Pool steps stained for summer season.

9. ADJOURNMENT:

- Time: 7:47pm
- 1st motion – Michelle Trainor; 2nd motion – Terri Parker

10. NEXT MEETING: June 17th, 2026