

Heather Lake Association Board Meeting

Wagnalls Memorial, 150 E. Columbus Street

August 15, 2024, 6:00 p.m.

Call to Order:

John Pekar called the meeting to order at 6:00 p.m.

Attendance:

Present: John Pekar, Doug Shaffer, Rita Mitchell, Tom Nutini, Chris Rouser

Also present: Brett and Diane Morris, Ron and Carol Scott, Rob and Karen Wilson, Susan Nutini, Valerie Hamilton, Dean Edwards, Tim Edwards, Debra Roberts

Handouts:

Financial Statements

Approval of Minutes:

Minutes of the June 13, 2024 meeting were emailed prior to the meeting. Motion to approve was made and motion passed.

Homeowner Feedback on DRM Changes:

Two board recommended changes were up for discussion:

1. Moving “greenhouses”, currently in Section 3.1.5.B Recreational/Decorative Structures, to Section 3.1.5.A Accessory Structure as it has a common element of a solid weather-resistant roof.
2. Section 3.2.3 Resident Setbacks, which is currently stated as “residents setbacks must be approved by the township and other jurisdictions” to “building setbacks have been established for each lot and are to be adhered to as platted”, which was the original language in previous DRMs

Carol Scott informed the board that the DRM on the website already reflects the above mentioned changes. Doug Shaffer responded that it was an error on the webmaster.

Timothy Edwards asked the impact of the changes. Doug Shaffer responded that there is basically no impact to either change. The only impact that could occur would be on accessory buildings, especially if it were a corner lot.

Motion made to approve changes and motion passed

Financial Report – Interim Treasurer Doug Shaffer

Financial reports were disseminated to all board members. Doug provided an explanation of the reports and said Ann has been assisting him as of this meeting and continues to have access to the software. Doug reported that the Huntington 9 month CD currently has \$20,000 but the final amount won't be determined until the CD closes. John said it is either November or December. Doug said it is not visible on the Huntington webpage so he will check into details. A total of 7 lots are past the July 1 due date and 2 lots are 2 billing cycles past due. Doug said he plans to send out all delinquent notices the following Monday or Tuesday. Motion was made to approve the financial reports as submitted and motion passed.

Parks & Common Grounds– Rita Mitchell

Rita reported she is still not having any luck with Kroger paying for damages to the walk path created by their delivery truck. Kroger said it has been escalated to their managers and they will be reaching

out. Rita has two quotes for entrance signs and both are around \$3,000. She will continue to research. Rita has been unable to get information on a reserve study. Doug stated he has made calls to 3 businesses and is expecting return calls next week. Rita spoke to Lake Doctors regarding the algae at the Southwest end of the lake. They said it will probably always be a problem area and rain replenishment will help. Weeds and cattails have been sprayed, bush by aerator was removed, willows were thinned and the tree limb that fell into the pond was removed. Muck digester has been continued monthly. Rita thanked Karen Wilson for painting the fences at the Glenhurst entrance. She then provided 4 options for replacing the fencing at the park entrance at West Glenhurst:

1. Approximately \$360 to completely replace both sides of fence
2. Purchase PC Rot and use it on the fence on the right side and completely replace the left side costing about \$180
3. Do option 2 and omit the post behind the trees with 2 posts on the left and 3 posts on the right
4. If no volunteers, get a quote from Elliott's for replacement

A motion was made to select option 1, to completely replace the fence. Motion passed

Rita announced that the sheriff's office should be called directly if trespassers are seen at the lake rather than calling a board member.

Deed Restrictions/ARB

Chris reported that 2 landscaping violation letters were sent. One was hand delivered and a call was received the next day, August 4, from the lot owner saying the violation would be remedied. Chris recommended a 45 day timeline to remedy the situation. Second letter was a follow-up and certified letter and Chris reported that he received confirmation that the letter was received. The timeline to respond was 14 days which is August 24. Chris plans to follow up with a personal visit after the 24th. He reported that the lot discussed at the previous meeting has completed construction and equipment and material has been removed so no letter was sent. Chris has received several inquiries – one for landscaping, one for a driveway, one for a detached garage addition and one for a home addition and all are in various stages. Once reviewed and approved he will send them to the board with his recommendation. Chris said there are 2 lots that he plans to check into - one lot appears to be vacant and grass has been overgrown and another lot appears as though all landscaping has been torn out and left with no landscaping.

Old Business

Reconsideration of motion made at the June 13 meeting on DRM Section 5.5 proposed modification from 2 years to 1 year. Discussion ensued and it was decided that a half hour discussion was not enough time to properly address it. John said he plans to discuss and vet it with more people present. He said the commitment is to have this discussion again on this issue, yet this year, with another open meeting. Susan Nutini provided the board with the signed ballots received from homeowners in agreement with changing modifications from 2 years to 1 year. She suggested the board send a survey to all homeowners asking for their input. John said he was not in favor of a survey. A motion was made to rescind Rita's June 13 abstention vote to a no vote. Motion passed.

Tom and Susan Nutini represented the subdivision at the Hunter's Run Conservancy District filing. No updates to report.

John contacted South Central Power regarding the reclassification of service and rate increase. He asked them to review Heather Lake's usage and a possible appeal may occur.

New Business

Corporate Transparency Act – Tom reported attending a webinar presented by the board's attorney, K&C. He said K&C offered to accept the HOA's information and enter it on the federal site at a cost of \$225. Tom suggested it be done in house saving the money as the board can file it directly on the federal site. Tom will obtain the federal site link and share with the board.

Doug suggested the plat maps be linked to the Heather Lake website. Tom said they are already on the Auditor's site. Doug said he will get the information on the Auditor's site linked on the Heather Lake web page.

Doug suggested golf cart access on the lake as a trial run until October 31. Doug made a motion to discuss it and it was seconded by Rita. Discussion ensued. Doug put it to a vote to do a trial run allowing golf carts on the walk path until October 31. No second was made ending the vote.

Action items without a meeting

Driveway Install lot 71 unanimously approved via e-mail
Detached Garage lot 70 unanimously approved via e-mail
Home addition lot 30 unanimously approved via e-mail

Action Items:

- Doug to check on Huntington CD status – termination date/renewal status
- Doug to mail 9 delinquent assessment letters
- Doug to update the DRM cover to reflect this meeting's revision vote date
- Doug to contact reserve study companies and report findings at next meeting
- Doug to get Auditor site setback information linked to Heather Lake website
- Rita/Doug to get information on entrance sign replacement
- Rita to coordinate Glenhurst fence replacement
- Chris to follow up on violation letters that were mailed and report findings to the board
- Chris to investigate a lot that appears vacant and a lot in which landscape has been removed and not replaced
- All – determine date for open meeting before year end to discuss DRM Section 5.5
- Tom obtain federal site for the Corporate Transparency Act
- All – set up time to complete necessary action for compliance of the Corporate Transparency Act online
- Tom create/mail September newsletter and add to website

The meeting was adjourned at 7:22 p.m. Next meeting date is set for Thursday, October 17, 2024 at 5:00 p.m. at the Rouser residence.

Thomas Nutini

Signature of Secretary