

Heather Lake Association Annual Board Meeting

Wagnalls Memorial
March 26, 2024, 6:00 p.m.

Call to Order:

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

Attendance:

Board Members Present: Ann Deskins, John Pekar, Rita Mitchell, Chris Rouser, Doug Shaffer

Others in Attendance: Tammy Ellinwood, Tara Jones, Thomas and Susan Nutini, Ron & Carol Scott, Elaine Wagner, Robert & Ginny Ware, Rob Wilson

Election of Officers:

Carol Scott nominated Tom Nutini for one of the 3-year term position on the board. Motion was made and unanimously approved.

Proof of Notice of Meeting:

John stated that the Heather Lake Association Annual Meeting announcement was mailed to all homeowners and was printed in the newsletter, as well as posted on the Heather Lake Association website.

Minutes of Previous Annual Meeting:

John stated that the minutes from the March 23, 2023 were included in the newsletter and Meeting Notice. Ann Deskins made a motion to approve the minutes as submitted. Rob Wilson seconded the motion. Motion was unanimously approved.

Parks & Common Grounds– Rita Mitchell

Rita disseminated the list of mowers that she reached out to and their response as to pricing. She provided rationale for the decision to go with Elliott's. Tom Nutini asked if there was a signed contract and Rita said there was no written contract. Rita then discussed the highlights for the year and then the 2024 goals.

2023 Highlights:

- Planted 5 Heritage River Birch trees
- Repaired muskrat damage
- Added 6 grass carp
- Removed/cleaned/seeded front entrance
- Replaced/repaired/added various street/pond signs
- Added Muck Digester to lake
- Adjusted contract treatment timeline with Lake Doctors

2024 Goals:

- Continue mowing/trimming
- Continue chemical treatment of lake
- Spray the edge of cattails in June to prevent creeping into lake

- Repair fencing at W. Glenhurst park entrance
- Paint front entrance fences
- Investigate drainage issues on SW side of lake

Rita stated that the compressor for the aerator quit working and needed rebuilt. Total cost was \$500.23. Susan Nutini asked if there were any thoughts of having a park plan put into place – something that would show a timeline/budget for replacing the walk path. Rita said that would fall under a reserve study which Ann Deskins would discuss. Rob Wilson brought up the problem with cattails in the ditch across the street from his house. John said Chris Rouser was going to contact the drainage engineer regarding the new build on the corner so he can ask about that as well.

Deed Restrictions/ARB – Chris Rouser

Chris summarized the DRM reviews for the year. He reported 12 submissions – 3 swimming pools, 2 sheds/outbuildings, 1 landscaping plan, 1 solar panel installation, 1 fence, 2 for storm damage and finish changes, 1 for a playset and one for the new build on the corner. Chris then stated that he is interested in creating an ARB committee and is looking for volunteers. Tara Jones asked what if anything is being done about a work truck parked for extended time on lot 37 as well as equipment that was sitting idle after the pool was installed on the same property. John said they're waiting on legal's advice. Carol Scott asked about the two lots on Heather Lake that have landscape violations. Chris said phase one letter has been mailed. He said it is a three step process. John said a visit occurred in either October or November and follow up will occur in the spring.

Financial Report – Ann Deskins

Financial reports were disseminated and Ann provided an explanation of the reports. She reported it was mostly due to an increase in assets which was due to unspent funds. Several volunteers completed services that had been budgeted resulting in a savings. The \$3900 savings was moved to a new line item now being called operating reserve. Ann said there is a need to have a reserve study completed. Money has been budgeted for the study. Elaine Wagner asked how the reserve is being collected and saved. Ann provided an explanation. Ann reported on the positive status of the CD. John stated that there was a question at the earlier meeting regarding posting financials with minutes. Ann said she talked to legal and was advised that it might not be in the best interest of the HOA but will continue to mail them quarterly.

Open Forum:

- Greenhouses and how it is currently written in the DRM was discussed
- Question was asked as to why Amanda Northern and Aspaugh are exempted in the DRM
- Comments were made regarding the \$400 spent on printing the draft DRM
- Events at the park were discussed
- Golf carts on the walk path were discussed

Attachments:

Meeting Agenda, Sign-In Sheet, Treasurer's Report, Parks and Common Grounds Handout