

Heather Lake Association Board Meeting

Mitchell residence – 1796 Amanda Northern Rd. NW

November 11, 2024, 6:00 p.m.

Call to Order:

John Pekar called the meeting to order at 6:03 p.m.

Attendance:

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

Handouts:

ARB application for lot 38 for pool installation

ARB application for lot 10 for detached garage

Financial Statements were emailed prior to the meeting

Approval of Minutes:

Minutes of the October 17, 2024 meeting were emailed prior to the meeting. Motion to approve was made and motion passed.

Deed Restrictions/ARB

Chris disseminated an ARB application submitted by Lot 38 for a pool install application. He provided the board with an overview of the project and recommended the board to approve as submitted. Chris then disseminated an ARB application submitted by Lot 10 for a detached garage application. He told the board his only concern with the application is in regards to the setback. Approval of the application was tabled until more information is provided. John said if everything checks out the board can approve it via e-mail. Everyone was in agreement.

Tom informed the board that he spoke to legal regarding lot 37. He provided Chris with historic data. Chris said he will mail a step one letter. Doug informed the board that he spoke to legal regarding Lot 64 and relayed legal's advice on the board's next step.

Financial

The board briefly discussed the CD and how they should proceed going forward. The board unanimously voted to reinvest the proceeds from interest and authorized John and Doug to complete the task. The board unanimously voted to remove former treasurer Ann Deskins and add Doug Shaffer to the Huntington account.

Parks & Common Grounds– Rita Mitchell

Rita presented 3 quotes for replacement of the sign at the Glenhurst entrance. Two of them were for High Density Urethane: Columbus Sign Company quote @ \$3,117 (install included) and Day Night Sign @ \$2,848 (delivery/install not included), Footsteps in the Past quote was \$358 plus \$20 rain sealcoat and that sign is made from marine grade 3/8" plywood.

Mowing was discussed. Tom informed the board that he met with several mowing contractors. He was able to get one quote from Lescalleet, that was substantially lower than the current contractor, Elliotts. The board decided to reach out to Elliotts and see if they can match or beat the quote from Lescalleet. In the meantime mowing will be budgeted @ \$15,722.

Rita requested that the following be included in the park budget:

\$140 for weedkiller, \$2650 for Lake Doctors Services, and \$116 for muck digester for the year, but prices vary

Quote needed for drainage behind Lot 10 as well as for the drainage at the cattails. John suggested the possibility of paying for this from the reserve so the budget for 2025 can be developed.

Rita informed the board of the quote she received regarding cattails. She said to dig out all cattails the cost is \$2,600, to cut down the cost is \$1,200, and to remove just the dead cattails the cost is \$886. She said the most effective way to is to dig them out however, they can be cut down and sprayed. John suggested budgeting \$1,500 for cattails and decide how to treat them going forward next year.

Preliminary Budget

Computer and Internet Expense – \$300

Room Rental \$150

Bank Fees \$20

Quickbooks - \$385

Printing \$500

Electric for pond pump \$88 month \$ 1056 annual

Insurance \$829

Reserve Study \$1000

Legal Fees \$700 plus \$225 CTA appliance

Fences & Signs \$0

Lake Maintenance \$2500

Mowing \$15,722

Postage \$330

*Add and subtract projected income what's left goes to the operating reserve

*Reserve @ \$60 per lot

Action items without a meeting

Removal of a damaged tree in the park in the amount of \$150. The motion was unanimously approved via e-mail

Action Items:

- Doug to forward email from K&C regarding landscape violations
- Doug to deliver welcome binder to lot 24
- Doug to get Auditor site setback information linked to Heather Lake website
- Doug to contact more reserve study companies and report findings at next meeting
- Doug will follow up with an email regarding legal discussion on lot 64
- Doug to send out preliminary budget
- Doug to update cover of DRM revision date and send to webmaster
- Doug to email Tom notice regarding Paypal ending/how to pay assessment to be included in mailing
- John and Doug to complete financial business at the Huntington as board approved

- Chris to write letter outlining ARB application process to the owner of lot 71 and informing lot owner that landscape was board approve
- Chris to send letters to lot owners of #37 and #64
- Tom to obtain drainage work quote
- Tom obtain federal site for the Corporate Transparency Act CALL K&C to find out pricing – is it for every change or every board member change or one time?
- Tom to prepare/mail open meeting announcement
- All – Review all policies and email changes/suggestions

The meeting was adjourned at 7:15 p.m. Next meeting is an open meeting to be held on Thursday, December 12, 2024 at 6:00 p.m. at Wagnalls Memorial.

Thomas Nutini

Signature of Secretary