

Heather Lake Association Board Organizational Meeting

Pekar Residence, 1736 E. Glenhurst Drive NW

April 25, 2024, 5:00p.m.

Call to Order:

John Pekar called the meeting to order at 5:05 p.m.

Attendance:

Present: John Pekar, Doug Shaffer, Rita Mitchell, Tom Nutini, Ann Deskins (exit meeting)

Absent: Chris Rouser

Handouts:

Financial Statements, Architectural review applications for lots #70 & #67

Approval of Minutes:

Minutes of the January February 2024 meetings, as well as September, October, and December 2023 meetings. Motion to approve was made, Tom abstained, and motion passed.

Election of Officers:

Motion was made for John Pekar to continue as President, Doug Shaffer to continue as Vice President and Interim Treasurer, Rita Mitchell continue as Park and Common Ground, Chris Rouser to continue as Deed Restrictions/ARB, and Tom Nutini as Secretary. Motion unanimously approved.

Financial Report – Ann Deskins

Financial reports were emailed prior to the meeting. Ann provided an explanation of each. She confirmed the Huntington Bank checking/savings account statements coincide with her reports. Ann said 3 lots are past due. She informed the board that not all Paypal users are paying the additional usage fees. The board will review next billing cycle use/fees and determine if continued use of Paypal is beneficial. There were no changes to the reports. Motion made to approve and file as submitted. Motion passed unanimously. Ann informed the board that South Central sent notification that the association was being reclassified as a business. Ann contacted K&C regarding a reserve study and was provided a list of companies. She also informed the board of receipt of the Hunters Run Conservancy assessment on the common ground parcels. Motion was made to send an exception letter and was unanimously passed.

Deed Restrictions/ARB

Architectural review applications for lots #70 swing & #67 front door paint color were unanimously approved.

Parks & Common Grounds– Rita Mitchell

Lake Doctors applied their first treatment. Elliott's started earlier than expected but are back on track with mowing. Spring flooding reached the aerator but caused no harm. The drainage area between lots 8 and 9 need cleaned out once dry. Doug is looking into an etched wooden entrance sign.

Calendar:

The board determined meeting dates for the upcoming year and are as follows: June 13th at Nutini residence, August 15th at Shaffer residence, October 17th at Rouser residence, and December 12 at Mitchell residence. All meetings will begin at 5:00 p.m.

New Business

The board determined a change to the DRM is necessary. A motion was made to move Greenhouses from Recreational Decorative Structures to Detached Structures. Motion passed.

Action Items:

- Ann email John letter from South Central and John will contact them to inform them of nonprofit status
- Ann to transfer Quickbooks account to Doug Shaffer
- Rita to follow up on reserve study
- Rita to spray for weeds
- Rita to get fence area repaired.
- Doug to look into wooden entrance sign. Tom to send information on previous sign to Doug
- Tom to draft exception letter to Hunters Run Conservancy filing with board
- Tom to update website - new dues amount, meeting minutes and future meeting dates, officer titles, and ARB application, and create a complaint form.
- All – submit newsletter submissions. Due to Tom by May 13.

The meeting was adjourned by the President at 6:23p.m.. Next meeting date is set for JUNE 13 @ 5:00pm at the Nutini residence.

Thomas Nutini

Signature of Secretary