

Heather Lake Association Board Meeting

Mitchell residence – 1796 Amanda Northern Rd. NW

February 6, 2025 6:15 p.m.

Call to Order:

John Pekar called the meeting to order at 6:19 p.m.

Attendance:

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

Handouts:

Treasurers Reports

Approval of Minutes:

Minutes of the December 12, 2024 open meeting were emailed the day of the meeting. Motion made to pass as submitted. Motion unanimously passed.

Financial Report – Interim Treasurer- Doug Shaffer

Financial reports were disseminated and Doug provided an explanation of the reports. He reported ordering new checks, the CD earned \$1012 in 2024, and as of the time of the meeting there was only one outstanding invoice. He said one homeowner paid with Paypal and he will zero that out. Doug reported that the 2025 budget is accurate in Quickbooks. He informed the board that \$4320 is being moved to Reserves. Doug will call K&C about where to deposit the excess money that was not spent in 2024. He also reported that the insurance has been paid in full and he will bring a copy of the policy to the annual meeting. Motion to approve the treasurers report as submitted was made and unanimously approved. Doug informed the board that he wrote 2 checks to Wagnalls for 2 room rental fees at \$50 each as well as \$79.57 for postage for a total of \$179.57. Motion to approve reimbursement was made and unanimously approved.

Parks & Common Grounds– Rita Mitchell

Rita said that she's noticed the geese are returning to the lake. She made a motion to purchase 4 artificial coyotes to put around the lake. The money will be pulled from lake maintenance to cover the \$180. Motion made and was unanimously approved. Rita asked for board input on handling the cattails and how to proceed. She has a quote from Elliott's and they recommended clearing them by the end of March. Their quote to clear them is in the amount of \$1100 and has been budgeted. Motion made to go forward with cutting them down at the estimated price. Motion unanimously passed. She reported that mowing will commence at the end of March. Rita said she will wait until warmer weather to take pictures of areas that might need grass seed and will send them to the board for all to review. Rita asked Tom about the status of the entrance sign. He said the pick-up date is set for February 18. Tom asked if anyone noticed the muskrat problem at the lake and Rita said she's been unable to locate a trapper.

Deed Restrictions/ARB – Chris Rouser

Chris informed the board that he paid for the 3 year renewal on the web hosting service. He said there was an \$8.41 credit for early payment. The fee was in the amount of \$423.59 for 3 years plus \$28.59 tax for a total of \$452.18. Chris requested reimbursement. Motion was made to reimburse Chris and it was unanimously approved. He went on to report that the garage application for Lot #10 was approved and Lot #9 issues have been resolved and the application was approved with contingencies. Chris said letters for Lot #37 have not been sent as of the meeting. He also has not completed a letter for Lot #64. Chris announced that his term is up at the annual meeting and he does

not plan to run for re-election. Doug said he spoke to Andrew at K&C regarding Lot #64 and informed the board of that conversation and e-mailed that conversation in summary to the board.

Old Business – status updates

- Corporate Transparency Act – State of Ohio site is showing that it's still on hold
- Reserve Study – Doug reported no estimates have been achieved
- Park Drainage Work – Tom reported he is waiting for dry weather
- Doug will mail the welcome binder to lot 24
- John to call K&C regarding DRM language
- All – Review all policies and email changes/suggestions still pending

Actions Without a Meeting

Lot 58 DRA for deck railing approved unanimously via e-mail

New Business:

Tom reported that he contacted Bloom Township regarding the berm on Woodglen Court. Steve Green from Bloom said they will make the necessary repair. Steve also said that they are possibly considering paving the roads in Heather Lake. Tom said he told Steve that if you quizzed the residents they would prefer no gravel berms.

Tom brought up the Bloom Township Fire Department and the ice rescue training that was held on the lake. He shared information from the K&C Boot camp class that he took and how that information should be applied going forward.

Doug reported that the K&C price has gone up by \$50 which makes it \$750 annually.

The board then discussed bidding, open meeting conduct, replying to e-mails, and language in the DRM. When the discussions came to an end John announced his resignation and Doug announced that he will not continue the role as interim treasurer but wishes to stay on the board.

The meeting was adjourned at 7:53 p.m. Next meeting is the Annual Meeting which will be held on Thursday, March 27, 2025 at 6:00 p.m. at the Wagnall's Memorial.

Action Items:

- Doug to mail welcome binder to lot 24
- Chris to send letters to lot owners of #37 and #64
- All – Review all policies and email changes/suggestions

Thomas Nutini

Signature of Secretary