

Heather Lake Association Board Meeting

Rouser residence - 1863 East Glenhurst Dr. NW

October 17, 2024, 5:00 p.m.

Call to Order:

John Pekar called the meeting to order at 5:00 p.m.

Attendance:

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

Handouts:

Financial Statements

Corporate Transparency Act

Approval of Minutes:

Minutes of the August 15, 2024 meeting were emailed prior to the meeting. Motion to approve was made and motion passed.

Financial Report – Interim Treasurer Doug Shaffer

Financial reports were disseminated to all board members at the meeting. Tom suggested the board receive the financial reports in advance of the meeting. Doug asked for feedback regarding late fees on several properties and a missing check. The board unanimously decided to waive the fees for the missing check but to leave the other fees in question on for the next assessment mailing. The board unanimously agreed to discontinue use of PayPal. Doug announced that he does not have access to the CD information but believes that the expiration is November and John agreed. John said he will check into getting Ann removed and Doug added to the account. There were questions on the financial reports. Doug said he will try to work out issues with reports in QuickBooks. Tentative date of November 11 set for the budget planning meeting. The financial reports were not voted on.

Parks & Common Grounds– Rita Mitchell

Rita informed the board that Kroger is unresponsive to multiple attempts to rectify the issue that occurred at the park. She got 2 quotes for entrance signs made from HDU (high density urethane). One was for \$3,117 and the other is \$2,848. She informed the board received somewhere between \$600-\$800 from insurance and that money went back into the savings account. Rita also checked into wood signs and metal signs. The price range is from \$100-\$3,000. The wood sign estimate is \$350. Rita said she would email the board the website to peruse. She will contact the vendor to find out the thickness and type of wood and report to the board. Rita reported the fence at the Glenhurst entrance has been installed. Lake Doctors treated the pond on the 14th which was the last treatment of the year. Rita received a quote for \$2,242.45 for the year (318.00 for the seven months of treatment) for treating the pond next year. Motion was made to approve the quote. Motion passed unanimously. Rita provided her rating from high to low of budget items for common grounds.

High Priority–

- Mowing/Trimming. If staying with Elliotts the early price is \$19,760 for 32 mowings and bi-weekly trimmings. This is the same price as last year.
- Weed Killer @ \$140
- Lake Doctors @ \$2,242.45

Medium Priority –

- Muck Digester @ \$70. Doug said that when he spoke to the individual from the reserve study he was told sediment would cause embankment overflow issues.
- Fix the drainage issue on the path between lots 10-11. Chris volunteered pipe that he has leftover from one of his projects.
- Remove the willow tree in the pond

Low Priority –

- Replace 3 coyote decoys @ \$45 each for a total of \$135
- Remove dead cattails @ \$886. Tom gave an overview of the overflow and how it is suppose to function. He said he thinks the overflow needs to be cleared of all of the cattails in order for water to flow as it was designed. He also said the pipe has floated and needs fixed.
- Look into the drainage that goes into the pond.
- Muskrat removal

Deed Restrictions/ARB

Chris provided an update on the two lots with landscape violations and recommends a legal consultation. Chris reported that two houses are not in compliant with the landscape requirements. He wants a separate sheet mailed with the newsletter to remind homeowners what the requirements are and that they will be enforced in the spring. Chris then brought up a homeowner who did not complete an ARB application. The board agreed that a letter outlining the ARB process will be sent. Tom brought up concerns with a trailer and van that has been parked on lot 37 for an extended time. On a final note, Chris offered to assist with printing newsletters, etc as long as he was reimbursed for supplies

Old Business

Doug emailed information to the board regarding his findings for a reserve study. He provided one quote in the amount of \$2850 and said he would investigate further.

Tom gave an overview of the Corporate Transparency Act and provided a handout from the lawyer. The board decided to complete the necessary steps in-house rather than paying the lawyer.

New Business

Tom emailed the board 3 policies for review/revision. He said some of the policies have not been updated since 2001. He then spoke of the Consumer Finance Protection Bureau new law requirements and referenced newsletter #4 from K&C.

Doug proposed a change to the DRM section 6.2 and would like to add it to the agenda at the open meeting in December.

Action Items:

- Doug to schedule Wagnalls for open meeting December 12 @ 6pm
- Rita complete necessary forms to contract with Lake Doctors next year
- Rita to ask lake doctors to use the depth finder to determine the sediment level
- Rita to get drainage quote for pipe replacement as well as behind lots 10-11
- Rita to get quote for tree removal
- Doug to hang the sign on the Glenhurst fence
- Doug to forward email from K&C regarding landscape violations
- Doug to deliver welcome binders to lots 11, 24, and 71
- 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
- Chris to write letter outlining ARB application process to the owner of lot 71
- Tom to contact K&C regarding lot 37
- 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
- All – Review all policies and email suggestions. Tom to scan policies and email to start discussion chain.

The meeting was adjourned at 7:36 p.m. Next meeting date to discuss budget is tentatively set for Monday, November 11, 2024. Time and Location TBD

Thomas Nutini

Signature of Secretary