

# **Heather Lake Association Board Meeting**

Nutini Residence, 8595 Heather Lake Drive NW

June 13, 2024, 5:00 p.m.

## **Call to Order:**

John Pekar called the meeting to order at 5:07 p.m.

## **Attendance:**

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

Also present Previous Board Member: Ann Deskins

## **Handouts:**

Financial Statements

Estimate for fence replacement at W. Glenhurst

## **Approval of Minutes:**

Minutes of the April 25, 2024 meeting were emailed prior to the meeting. Motion to approve was made and unanimously passed.

## **Financial Report – Former Board Member 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. There is a new owner that will be reflected in records once closing has occurred and Brad Brigg's house is on the market. Ann reported two lots are past due on assessments, invoices were mailed out June 1<sup>st</sup>, and funds have been transferred out of PayPal and now showing a zero balance. She said Elliott's is the biggest expense and postage is showing higher than normal on the report due to annual meeting notification. Accounts are reconciled through May so they can be handed off balanced to the Interim Treasurer and the QuickBooks account has been set up from a personal account to a Heather Lake QuickBooks account. There were no changes to the reports. Motion made to approve and file as submitted. Motion passed unanimously.

## **Parks & Common Grounds– Rita Mitchell**

Rita met with Lake Doctors and requested more dye added as well as additional chemical to the lake to control the algae. She talked to them about willows around the pond. The bush by the aerator needs to be removed because debris from the tree is clogging the aerator. Discussion ensued regarding keeping all of the willows around the lake. It was agreed that the willows need to be thinned out and ongoing maintenance will be needed so they do not become invasive. Rita informed the board that she got a quote for replacing the aerator, which Ann requested for the reserve study. The current price to replace is \$2800.00. She went on to say that the one we have now was installed March 2012 and life expectancy is 10-15 years and we have a few years left. Rita received several complaints that the circle on Ayrshire Court has been missed by Elliotts. Another complaint received regarding mowers hitting a homeowner's fence. Both complaints have been resolved. Rita is having no luck with Kroger to pay for damages created when a Kroger delivery truck drove on the walk path. Elliot quoted \$300 for repairs. She will continue to try to resolve. Carol and Susan have adopted the focal point area near the dam. Rita went on to say trees have been trimmed, weeds have been sprayed, the blocked pipe has been dug out, and muck digester has been applied. Rita said she plans to focus on the fence area at West Glenhurst this summer. Tom presented an estimate for fence replacement. He said it was damaged by the hail storm and further damaged by ants. Tom volunteered to help with the project. No action was taken on the estimate.

## **Deed Restrictions/ARB**

Chris reported the pool on lot 72 was unanimously approved via e-mail.

## **Old Business**

Ann sent Rita the list of potential Reserve Study Agencies. Ann said \$1000 has been budgeted for the project. Doug will make phone calls to gather information and report back to the board.

Tom reported attending the Hunters Run Conservancy Exemption on behalf of Heather Lake. The ruling should occur within 2 months.

John reported that he now has the letter from South Central and he will contact them of nonprofit status.

## **New Business**

Tom proposed an amendment change to the Design Review Manual 5.5 regarding commencement of construction/modification. Tom stated he feels 2 years is excessive to allow dumpsters, port-a-john, or heavy equipment for a modification. He stated that the covenants allow 1 year for a new build and a modification should be equal to or less than a new build. Tom made a motion to change the language in the DRM to 1 year for modifications. Chris seconded the motion. The vote was 2-2 with one abstention. The abstention is counted as a yes vote therefore the motion passed.

Open meeting to be scheduled for August 15<sup>th</sup> at 6:00pm at Wagnalls to discuss the proposed DRM changes.

Tom discussed three deed restriction violations in the neighborhood. Chris reported that one letter was mailed to the lot owner of one of the violations but no response was received. It was agreed that a certified second step letter need sent to the no response and first step letters sent to the other two lot owners in violation.

Tom informed the board that voting via e-mail must be unanimous and that the DRM setback change had not met the requirement at the time of the meeting.

Tom suggested events held at the common grounds should be board regulated and a form should be created and put on the website. It was agreed that continued conversation should occur in the future.

## **Action items without a meeting**

The DRM setback change was unanimously approved via e-mail on June 15, 2024.

### **Action Items:**

- John to contact South Central to inform them of nonprofit status
- Tom mail create/mail flyer announcing open meeting
- Doug to contact reserve study companies and report findings at next meeting
- Doug to get information on entrance sign replacement

- Doug to schedule open meeting at Wagnalls
- Rita to get tree by aerator removed
- Rita to thin willows
- Rita to get fence area at West Glenhurst repaired
- Chris to send 3 deed violation letters to 3 separate lot owners– one stage 2 certified letter for landscaping, one 1<sup>st</sup> stage letter for landscaping, and one 1<sup>st</sup> stage letter for a steel plate in the right-of-way.
- Ann to give the post office key and thumb drive with all files to Doug
- Ann will enter all payments received to date of meeting.

The meeting was adjourned by the President at 6:52 p.m. Next meeting date is set for AUGUST 15<sup>th</sup>  
@ 6:00pm at the Wagnalls.

Thomas Nutini

Signature of Secretary