

Heatherwood Homes Association Minutes December 19th, 2023

The meeting was called to order at 6:09 PM by Greg Hunter. Those in attendance were, Rich Collins, Ajit Sathe, Greg Hunter, Cindy Hunter, Steve Glary and Dave Blunt. Harish Kumar and Mike Cox were absent.

Officer/Chairman Reports

President- Greg called for a motion to approve the minutes of the November 14th meeting as revised. The motion was made and 2nded and passed unanimously. A brief discussion was held concerning the time of the Board meeting. It was agreed to leave it at 6:00PM. Greg discussed that the Newsletter would go out around the middle of the month and would contain a reminder to use ACH for dues payments, list home addresses for sale and any upcoming activities by the Vice President. It will also include the announcement of our new grass and snow company, Horizon.

Vice President- It was discussed that Rosemary hears of new residents from the Treasurer. Cindy will discuss with Rosemary getting a welcome gift to take to new members. Cindy and Lou Bond are discussing a mixer in April and a garage sale in May.

Secretary- Dave reported that the 2024 Directory was distributed. There have been 8 corrections so far for next year's Directory. It was decided to include an insert in next year's directory about reporting corrections.

Architecture- A discussion was held about getting a detour sign at 147th and Newton and 149th and Newton directing traffic to Metcalf when the 143rd St. underpass is closed. No decision was made. It was noted that it isn't closed at this time.

Painting- Harish reported that he is working with a new contact and not directly with Paul Porter. The same paint palette will be used in 2024. Harish is planning to add the colors painted (exterior, trims, doors) on the home with the address, so residents who want to know what the colors of their Home are, (exterior, trims, door) can look at that there, Instead of reaching out to the HOA.

He is working on adding an address to each paint color so residents can see how a color actually looks. He also will have the paint invoices sent to him so he can contact each owner and/or inspect each house before authorizing payment. Harish informed board he will be out of country for a month.

Lawns & Grounds- Rich reports that leaf pick up was completed today. He feels TLC did an excellent job removing the leaves. A discussion was held on the Christmas lights. Rich will tell TLC not to remove the lights and have Horizon remove and store them. TLC will remove snow in excess of 2" until the Horizon contract begins March 1st.

Rich then discussed the need for all vendor contracts and agreements to be kept in a binder to pass on to future Boards. It is essential that the Board maintain documentation for all expenditures. After discussion, Rich made a motion that "The Board shall keep a hard copy of all vendor agreements." The motion was 2nded and passed unanimously.

Treasurer- Steve handed out a draft budget for 2024 and went over it in detail. After much discussion and revisions, a motion was made and 2nded to approve a proposed 2024 budget to be finalized at the next Board meeting. The motion passed unanimously. No dues increase is envisioned at this time. It was noted that the "Paint Reserve" account should be properly renamed to "Contingency Reserve".

A discussion was held on getting new CDs since the rate is now at 5+%. Steve will follow up on on renewing all of them.

Old Business- The past President is following up on filing liens on two properties with past due bills and dues. A meeting for the new Board members with Supporting Strategies was held at 11:00 AM on Friday, Nov. 17th at Supporting Strategies offices. Rachel joined in on Zoom.

New Business- The Treasurer has purchased a laptop for \$300 for use in his HOA work. He has downloaded QuickBooks from Rachel and intends that the computer be passed on to the next Treasurer. A motion was made and 2nded to reimburse Steve for the purchase. It passed unanimously. The Treasurer brought up for discussion the process of replacing only two board members a year. Brief discussion at this time and then item was tabled for meeting later in the year per president.

The next Board meeting will be on January 23rd at the Hunter's home, 7702 W. 149th St. at 6:00PM.

A motion was made, seconded, and approved to adjourn. The meeting was adjourned at 8:02 PM.

Respectfully submitted,

Dave Blunt, Secretary