

Minutes
Heatherwood Homes Association
January 19, 2022

This was the first meeting of 2022 and the new Heatherwood Homes Association Board with Mark Allred, President; Rick Shewmake, Vice President; MaryAnn Adams, Treasurer; Susan English, Secretary; Craig Both, Lawn & Grounds Chairman; Mark Hahn, Paint Chairman; and Mike Cox, Architecture Chairman, all present. This was a ZOOM teleconference meeting with thirteen homeowners present at the beginning.

The meeting was called to order at 7 PM by Mark Allred and he made some opening remarks to the residents as to how the meeting would proceed and told them they would have time to ask questions and make remarks during the open section of the meeting.

The first order of business was the approval of the minutes from the last meeting, which was in November. A motion was made to approve and seconded.

Officer Reports

Secretary – Susan reported the 2022 directory was mailed out in December. If any resident didn't receive theirs, Mark A has extra copies. There have been a few updates since the directory was produced and she will send out an email with the updates at some point in the future. There will be a new directory in 2023 after the annual meeting. Susan also reported she now has the necessary information to be able to keep the Heatherwood Homes website up to date, having connected with Roberta who handled it previously. Lastly, if anyone has an email they want sent out to the neighborhood, send the email to Susan and she will send it out to all the residents

Vice President – Rick reported there have been some ideas suggested to him for social events this year such as a spring or fall social, a women's luncheon and a book club, to name a few. He will be soliciting more ideas from people and will ask for volunteers to help with the events and to determine how much interest there is in each event. He suggested the same budget as it has been in previous years, although nothing was spent last year as there were no social events. An outdoor event was suggested as that would be a good way for residents to spread out since we are still dealing with the pandemic.

Rick stated he received a call from a resident regarding the car that is regularly parked on 149th street. This has been an ongoing issue and the resident would like to see the board do something about it. Mark A requested the subject be tabled for now. He is familiar with the situation and will share what he knows with the board. Additionally, Mark asked Rick if he would be open to helping Rosemary, our new neighbor welcoming person, with getting information from new residents for the directory. Rick said he would. MaryAnn will include Rick on the emails she currently sends to Rosemary and Susan with new resident names, which she receives from title companies.

Architecture – Mike stated there was nothing noteworthy to report since it's wintertime and people aren't doing a lot. A previously discussed fence was brought to his attention. The resident had been told they could repair the fence but they ended up basically replacing the whole thing, including new footings, which did not follow what they had been told. The fence looks better than it did previously, but it is not compliant with the HOA covenants. If anyone sees any issues going on, they should bring them to Mike's attention to investigate. There was some discussion about a roof that was replaced on half a duplex. It was done so that it blends in with the roof of the other half of the duplex and looks good.

Painting – Mark reported emails have gone out to those residents whose homes are to be painted this year. There will be 17 villas and 10 duplexes painted. He will meet with the representative from the paint store within the next week or so to make sure everyone has been contacted. Duplex owners need to agree on the same color as they cannot have two different colors. If residents wish to change the color, the cost is \$750 for duplexes, to be split between the two, and \$500 for villas. Mark hopes to have everyone confirmed as to paint choices by the end of the month. Painting will begin in March.

Lawn & Grounds – Craig reported TLC did the first snow removal of the year and they will be out this week to raise the canopies of the trees. There were a couple of issues reported regarding damage to gates & fences when the leaves were cleaned up. Discussion followed about how big gates need to be to accommodate the mowers. TLC does have several different mowers to use to work around smaller gates, so they need to choose the right size to keep any damage from happening.

Craig will submit the budget for Lawn & Grounds to MaryAnn. He said the current contract with TLC does not include a budget for the common areas. They have provided information as to what services would run. Discussion followed about planting flowers and volunteers will be asked for.

Treasurer – MaryAnn reported on the Profit & Loss for 2021, which shows a loss for the year. She reported on the assets shown on the Balance Sheet, and Bills & Payments for 2021. Financial statements are available to residents by request. Four residents are delinquent in paying their dues. MaryAnn has sent invoices. She said she is waiting on payment from two of the them and one will be discussed in executive session.

The 2022 budget has not yet been put together. The chairmen need the numbers from 2021 to do that. Discussion followed about the reserve we currently have and what should be done about it if anything. Expenses are always going up. The money should be used for improvements to the neighborhood rather than adjusting dues. Rick stated the builder was required to put money into the reserve before turning the neighborhood over to the HOA. This, along with responsible management by each board since then, has contributed to the reserve reaching the current level.

Old Business

Mark brought up whether Supporting Strategies is doing everything we contracted with them for. They generate reports for us. They pay bills. They do not go the PO box to pick up checks, so MaryAnn still must do that, make the deposit and send the information to them. Our contract with them needs to be looked at and get them to abide to it. If they have been doing what was contracted for and we need them to do more, then let us find out how much more that would cost. Mark suggested a timeframe of 3 to 6 months to get them to do what we want and if they don't then we move on to another company. It was also suggested that the board have a meeting with them.

New Business

The neighborhood has been approached by a company to have reflective address plaques or curb numbers done. The plaques are yard plaques that should be placed in landscape beds rather than in the grass, so they don't interfere with mowing. They are not to be put directly on the house. Alternatively, numbers could be painted on the curb for those who don't want the plaques. The cost for the plaques is \$130 per house and approximately \$45 for the curb numbers. Discussion followed about the benefits of having the plaques and/or curb numbers and having the HOA pay a portion of the cost. A motion was made and seconded to have the HOA pay \$100 for the plaque, with the resident paying the remaining \$30. The HOA will pay the entire cost for the curb numbers. For those residents who have already purchased the plaques, the HOA will reimburse the resident \$100. The motion passed. An email will be sent out to the neighborhood.

Blue Valley is building a Logistics Center in the field on the south side of our neighborhood, which is to start in April. Numerous residents along 149th street are already aware of this. The plans for the building have been posted to our website for anyone who wishes to look at it.

An email was received regarding Sound Off 69, which has to do with the 69 Hwy project. The email was distributed to the neighborhood.

A suggestion was made to have a "library box" put in place in the neighborhood. Mark H volunteered to investigate this.

Mark A would like to continue a newsletter every other month. He would like every board member to contribute a small piece for it. He has a resident who will put it together and then send to Susan for email distribution.

There was some discussion about Facebook and the fact it is not the forum to address complaints or suggestions.

Questions from the residents in attendance:

One resident brought up the subject of repairing sidewalks as she was told by the city, they are not responsible for them. There has been some conflicting information regarding whose responsibility the sidewalks are. Additionally, the resident stated there are numerous street trees throughout the neighborhood that are unhealthy, with roots coming up and half the trunks are off and perhaps some of our reserves could be used to fix this issue i.e., replace the trees.

Board response:

Mark A will investigate the sidewalk issue. There would be numerous issues with trying to replace trees and it was suggested the resident call the city to see if there is anything they would do, since these are street trees.

Another resident asked when the new budget will be sent out.

Board response:

MaryAnn indicated that once she receives individual budgets from those who are responsible, she will have it put together shortly thereafter. The goal is to have it done by the end of the month. The board needs to approve it before it is published to the neighborhood.

With no other questions, Mark A closed out the public meeting and the board moved to Executive Session.

The next meeting will be held February 15th at 7:00 PM.

Respectfully submitted,

Susan

Susan English
HOA Secretary