

Heatherwood Homes Association Minutes January 23rd, 2023

The meeting was called to order at 6:07 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 - The minutes of the December 19th meeting were approved unanimously. There was a discussion about keeping invoices and contracts. Rich Collins has prepared a book to keep these in and Greg Hunter volunteered to keep it.

Vice President - Cindy reviewed the gift bag given new residents. It contains a welcome letter, an ACH dues form, 2 pencils, and a notepad. Cindy suggested we add a gift card. A motion was made and 2nd to include a \$20 gift card to McLain's Bakery. The motion was approved unanimously. Dates for the spring garage sale and a mixer will be decided in March. The locations being considered for the mixer are Pinstripes and Brass Onion.

Secretary - Dave discussed the ongoing difficulty in identifying new residents. Steve was asked to reconcile all addresses with the list of dues paying addresses. Dave will forward a list of rentals passed on to him from the last secretary.

Architecture - Ajit reported that a resident had asked if they needed permission to remodel a basement. He told him no. It was noted that the \$10,000 budget item for refurbishing the entrance fence was moved from an expense to a capital improvement.

Painting - Harish is on an excused absence.

Lawn & Grounds - Rich Collins reported:

- 1.) After almost a 2-year reprieve, we got a significant snow on 1/8 and 1/9. In all we got about 7" of wet heavy snow. On 1/9 TLC started plowing and shoveling at noon and completed at 2am on 1/10. In general, they did OK. There were a few driveways and mailboxes that they had to touch up.
- 2.) Before Christmas, Bob Yannuzzi reported that the 147th street sprinklers were running for no apparent reason. After investigation it was discovered that the back flow preventer and the controller had failed. These were replaced by TLC in early January. TLC then winterized the system again.
- 3.) The Christmas lights were unplugged on January 18. Horizon will take them down and store them on Jan 26th.
- 4.) The decorative greens will be given to Audrey Martin for refurbishment and storage till next year.
- 5.) In late February or early March, Lawn and Grounds will meet with Horizon to determine the following.
 - a. Their work plan for Heatherwood.
 - b. Their work schedules.
 - c. Contact information.
 - d. Billing procedure

Treasurer - Steve handed out a revised budget for 2024 and went over it in detail. Paint expense was increased 10% and trash pick up 3% to account for expected increases. Legal fees were also increased due to pending liens to be filed on 2 residents. A motion was made and 2nd to approve the budget for 2023. The motion passed unanimously.

A discussion was held on getting new CDs since the rate is now at 5.5%. Steve proposed putting Reserve monies into a mutual stock fund. After discussion, it was decided that CDs would be a wiser route unless we had resident approval to

invest in the stock market. A motion was made to put our CDs into new, higher earning CDs as they matured. Steve was asked to send a 2023 Year End Profit and Loss Statement and a Year End Balance Sheet to Board Members.

Old Business - The past President is following up on filing liens on two properties with past due bills and dues. Mark will be invited to the February meeting to discuss progress.

New Business - It was decided that each Board Member should prepare or revise a written job description to pass on to future Boards. Staggering Board replacement so only 2 leave each year was again discussed and tabled to a future meeting.

The next Board meeting will be on February 20th 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 7:40 PM.

Respectfully submitted,

Dave Blunt, Secretary