

Heatherwood Homes Association Minutes

June 18th, 2024

The meeting was called to order at 6:00 PM by Greg Hunter. Those in attendance were, Rich Collins, Greg Hunter, Cindy Hunter, Steve Glary, Dave Blunt, Ajit Sathe and Harish Kumar..

Officer/Chairman Reports

President- The minutes of the May 21st meeting were approved unanimously. Greg asked that Ajit prepare a list of the address and type of any architectural approval so that it may be recorded in the minutes.

Vice President- Cindy reported that there was no new information on new residents.

Secretary- Nothing to report.

Architecture- Steve presented a handout on types and colors of shingles to be considered for new roofing. He also handed out proposed roof replacement rules. A discussion on roofs and solar panels was tabled for future consideration.

Ajit reported that there were 2 architectural requests since the last Board meeting, a roof and a patio/sunroom. There were also two inquiries on a fence and a patio/fence.

Painting- Harish reported that the painting for 2024 is complete. 17 Villas were painted at a cost of \$2,860 each and 8 duplexes were painted at a cost of \$4,096 each. Paid invoices totaled \$86,440 per the May Treasurer's report. Harish reported that the current paint contract runs through 2026.

Harish was unsatisfied with the painters work this year. Specifically they did not inform him each week of what houses they would be painting and did not respond to his inquiries. He also stated that they did not respond to him on resident complaints so he was unable to determine if the complaints had been remedied. The discussion was tabled so that Harish can further review the contract.

A discussion was held on new paint colors. Since PPG was bought out by Spectrum, any new paint palate should be Spectrum colors. Greg suggested that this be done and on our website for 2025 rather than waiting for 2026 or 2027.

Lawn & Grounds Rich Collins submitted the following report:

- 1.) This month we paid Horizon \$24,784.51 for services in May including the following:
 - a. 4 mowings
 - b. Fertilizer and fungus application
 - c. Back flow repair.
 - d. Common area bed weeding and maintenance.
 - e. Flower planting.
- 2.) Just a reminder to trim your shrubbery and take care of weeds in your landscaping. This will help keep our neighborhood attractive and thus enhance Heatherwood as a great place to live.

Rich also reported that he had stopped the 2nd fungicide application as unnecessary but was keeping an eye on any fungus recurrence. Dave reported that there was a dead tree at the 147th St. entrance. He and Greg agreed to cut it down and Greg will haul it away.

Treasurer- Steve handed out an Income and Expense Report, Balance Sheet, and A/R Aging Summary for May. Net income for May was \$-15,055.79, \$9,927.21 over budget. Steve was thanked for the new report format showing two months and a year to date column.

Old Business- Dave reported that he e-mailed the national office of the Post Office and received a contact for paint permission. An employee called him and gave him an address of mail boxes that another HOA had painted. Dave is waiting for a call back on permission and “specs” for the painting.

Greg handed out a proposed job description for a new Communications Director. There were three responses to a recent e-mail asking for a volunteer: Rob Hallifax, Mark Allred, and Tracey Brenner. Rob Hallifax notified Dave that he was too busy to take on additional duties. Further discussion was tabled for a future meeting.

Greg reported that he met with the HOA insurance agent and reviewed our liability policy. It is a standard business policy and has been in effect since 2005. It has \$1M in indemnity and 0 deductible with a \$758.25 per year premium.

Greg made contact with a Shadowbrook manager and discussed pool passes for Heatherwood residents. Greg suggested that the passes be a limited number and the purchaser would sign a waiver of liability. The manager said they would present it to the Board.

New Business- Greg asked the Board members to consider if there were any website updates to be made.

The next Board meeting will be on July 16th at Cindy Hunter’s house, 7702 W. 149th St., 6:00PM.

A motion was made, seconded, and approved to adjourn. The meeting was adjourned at 8:10 PM.

Respectfully submitted,

Dave Blunt
Secretary