

## Heatherwood Homes Association Report July, 2024

The Board did not meet in July but the following reports were submitted:

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

Here is a summary of the Budget vs. Actuals: FY 2024 - FY24 P&L Report for the Heatherwood Area Homes Association:

- Income: The total income for January to June 2024 was \$171,158.27, which is 95.96% of the budgeted amount of \$178,362.00.
- Expenses: Total expenses were \$206,892.79, which is 86.33% of the budgeted amount of \$239,662.00.
- Net Income: The net income was -\$35,734.52, which is better than the budgeted net income of -\$71,300.00.
- Key Variances: Significant variances include grounds maintenance, which was over budget by \$6,565.63, and office supplies & services, which were under budget by \$488.64.

**Old Business-** Dave reported that Max from Good Neighbor Painting finally submitted a bid after weeks of texting and calling him. The quote is \$2,000 or \$111 per mailbox. This is substantially lower than CertaPro's bid of \$287 per box. However, Good Neighbor Painting cannot supply the water so we would have to contact 18 neighbors to ask for water hook up. CertaPro's bid was much more detailed and professional but Good Neighbor Painting has the advantage of having done this so we can see the finished project.

**New Business-** Steve Glary mentioned 2 low spots on the sidewalks on 149th & 148th Terr which filled with water during our most recent rains and make the sidewalks impassible

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

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

Respectfully submitted,

Dave Blunt

.

Other than that, no new business.

Steve

Secretary