

Minutes
Heatherwood Homes Association
September 20, 2022

The meeting was called to order at 7 pm by Mark Allred, President. Lou, Rick, Craig, Harish, and Susan were present. Mike Cox was not present. Five residents were present.

The first order of business was the approval of the minutes from the August meeting. A motion was made to approve and seconded.

Susan brought up the subject of the map in the directory. The addresses are very hard to read. She was able to increase the size of the map somewhat and make it a bit clearer. She had examples to show the other members. One of the examples would be better than what the map is now. Lou has one from a previous directory and Mark has an original map that could be brought down to size to fit into the directory. Susan will continue to work on this.

Mark asked Susan if she has gotten any response from residents regarding the upcoming election and their willingness to run for the board. She has not. Neither has Mark. Susan will continue to send out emails soliciting volunteers in the hopes of getting enough names to put on the ballot to fill the four positions that will be open. Mark suggested going ahead and sending out the ballot and proxies. Susan will send out the Notice of Annual Meeting as well as the ballot and proxies.

Officer/Chairman Reports

Vice President – Lou had two items to report. The first item reported was that the fall garage sale will begin on Thursday. The second item had to do with the annual meeting. A boxed dinner will be offered to encourage residents to attend the meeting. There will be a choice of three entrees and an email will go out giving the information and asking residents to respond with their reservation and choice of entrée. Lou must have a final count to give the caterer a week before the meeting. Dinner will be offered to the adult residents only – two per household. Discussion followed about sending out emails regarding the dinner and the notice of the annual meeting and that they should be separate emails.

Architecture – Since Mike was absent, there was no report.

Painting – Painting is finished for the year. Mark asked Harish if he wants to do the budget for 2023. Since Harish has not been in the position for very long, Mark will do the budget.

Lawn & Grounds – Craig reported that the common area trees were trimmed. Next year the contract with TLC will expire at the end of the year so that will have to be dealt with. Residents need to pick up the TLC signs from their yards once the work has been done.

Mark asked if any of the residents Craig has had to communicate with regarding dead trees/weeds have responded to him. Craig said no. Discussion followed regarding the next step to resolve the issues.

A resident asked if mowing and snow removal are two different contracts. Craig indicated they are built into the same contract with TLC. The end date for mowing is a specific date, but snow removal goes to the end of the season. Craig has researched other companies and found that some companies have separate contracts for the two and some would be significantly higher than others.

Treasurer – Rick went over the financial statements sent out ahead of time for the board to review. Financial statements are available to residents by request. Currently, we have a negative net income through September 19 and total assets have decreased. Accounts receivables are in good shape. Rick thinks a dues increase is in order and believes a vote should be put to the residents as he feels a 20% increase would be best. A 5% increase can be made by the board without a vote by the residents, but he doesn't think that would be enough. Lawn & grounds and painting account for the biggest expenses. Rick would like budgets submitted by October 15.

Rick made a motion that we propose a 20% dues increase to the residents at the annual meeting. Mark would like to wait until the next meeting after the budgets are submitted. Discussion followed regarding the subject of dues and the increase in expenses. The motion was seconded, and a vote was taken. The vote was split 3-3. **The subject is tabled until the next meeting.**

Old/New Business

President – The 147th St monument has been straightened. The company fixing it had to go down 18 ft to secure it.

Side note: A vote about whether to spend the money this year to fix the monument was done via email on 8/29/22. Mark, Harish, Lou, and Craig voted yes. Rick, Mike, and Susan voted no. Mark will move forward with having it fixed.

The Little Library (Book Exchange) has been installed. It still needs to be painted and stained and that will be done this week. The plaque will be installed after that. Without having put out any notification to the neighborhood about this, the box is practically full already.

Mark would like everyone to submit an article for the next newsletter as it will be the last one of the year. He would like these by the next board meeting.

Mark would like someone with a legal background to volunteer to be available to interpret our by-laws, answer questions, and offer support in resolving issues with residents. They could be a part of the board, without voting rights.

Susan asked if anyone new has moved into the neighborhood as she has not received any new resident information for the directory in quite a while. Discussion followed regarding the subject but no one knew of anyone.

With no other issues to address, a motion to adjourn was made and seconded and the meeting ended at 8:00 pm.

The next meeting will be held on October 18th at 7 PM in person at the Blue Valley Activity Center on 151st St.

Respectfully submitted,

Susan

Susan English
HOA Secretary