

Minutes
Heatherwood Homes Association
October 12, 2021

The meeting was called to order by Joe Bage, Vice President, at 7:00 PM. All members of the board were present except for Mike Cox. This was a ZOOM teleconference meeting with six homeowners present at the beginning.

Joe notified the residents present there is a section of the meeting when everyone will be unmuted and can ask questions. Until that time, they will remain muted.

The first order of business was the approval of tonight's agenda. A motion was made to approve and seconded. Next was the approval of the minutes from the September meeting. A motion was made to approve and seconded.

Officer Reports

Vice President – Joe reported the company who is replacing the sign at the 149th St entrance is experiencing delays. They now say they will have the new sign installed on or about the 22nd of this month.

Secretary – Susan reported the ballots have been mailed out to all residents. MaryAnn will pick-up the ballots from the post office box and let Susan know when she has them. Residents have been instructed to have their ballots in the mail by October 29th to be received and counted in time for the November 9th annual meeting. Susan will do the first count. Mark offered to do the verification count.

Treasurer – MaryAnn reported on the Balance Sheet, Profit & Loss and Bills & Payments for the month of September. The P&L shows a profit for the month. TLC was the largest bill paid this month. Four residents are delinquent in paying their dues. One is behind one month, two are behind two months and the fourth one is behind five months. Invoices have been sent. Further discussion will be had in Executive Session tonight. Financial statements are available to residents by request.

Mark asked about the trash pick-up bill and how it compares to what we had paid with the previous company. The bill is just slightly more than what had been paid. The reason for this was discussed in a previous meeting.

Lawn & Grounds – Phil reported nothing extraordinary has taken place this month. Rain is expected this week, so we will see if they are able to mow or not. We are getting ready to begin the 2nd year of the 3-year contract with TLC. Year 2 will begin with the first snowfall. Phil wants to send out a reminder about the snow rules. There are a lot of new people in the neighborhood, so Joe suggested having the printing company send out a letter to all the addresses.

Additional comment from Joe for Phil and Mike: when new residents plan on putting in a fence, they need to be made aware the gate needs to be able to accommodate the mowers.

Architecture – There was no report since Mike was absent.

Painting – Mark reported he plans on meeting separately next month with both Michelle and Paul. Fifteen villas and ten attached homes are slated for painting in 2022. Emails will go out next month to these homeowners.

New Business

MaryAnn and Joe had meetings with two different accounting firms for the possibility of changing from Bukaty. There have been issues with payments getting posted on time. Bukaty is more experienced with small businesses and doesn't have much experience with HOAs. We have had four account managers since they started providing services for us, although the current manager of our account seems to be doing a good job. Perhaps a company that specializes in Homes Associations would be better for Heatherwood. However, since we are coming up on the election of new members to the board, both MaryAnn and Joe agree the possibility of changing accounting firms should be left up to the new board to decide. A change could cause some upheaval and payments are good at this point.

With the annual meeting occurring on November 9, a vote was taken as to whether it should be an in person meeting or a Zoom meeting. Most of the board members (4 to 1) voted to have the meeting held via Zoom due to the fact COVID is still with us and a large segment of our neighborhood is in the high-risk category.

Questions from the residents in attendance:

One resident asked if minutes are being posted to the website.

Board response: Yes, they are. Minutes must be approved first, which occurs at the following month's meeting, so the posting is always going to be at least a month delayed anyway. Most recently, the person who has been doing the posting has had a lot of family issues to deal, which may have accounted for further delay.

With no other questions, Joe closed out the public meeting at 7:35 and the board moved to Executive Session.

The next meeting will be held November 9th at 7:00 PM.

Respectfully submitted,

Susan English