

Minutes
Heatherwood Homes Association
October 18, 2022

The meeting was called to order at 6 pm by Mark Allred, President. All board members were present as well as eight residents.

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

Mark stated this meeting would be a bit different in that the focus would be on two main topics. The first topic was the Annual Meeting, which will be the first in-person meeting in at least two years. Because of this, it was decided that serving a box dinner to residents ahead of the meeting would be a nice way to encourage people to come to the meeting. Mark had a drawing of how the room will be laid out. The drawing showed where people will check in, get name badges and verify/change the contact information we currently have for them on the spreadsheets Susan has prepared. From there, people will go to where the food tables are and pick up the dinners they signed up for, get drinks, and move on to the tables for eating. There will be one table in front of the others where the board will sit for the meeting. Mark would like the board to be seated there as soon as each has finished their dinner. Dinner starts at 6:30 pm and the meeting is to start at 7:15 pm.

The meeting will begin with director reports. After those are done, the election of the four new directors will take place with directions given to the homeowners by Susan. The ballots, which will have been given to the residents as they check in (one per household), will be collected and counted by Susan and her assistants. While this is going on, Mark will move on to old/new business and questions from the audience. Discussion followed regarding several miscellaneous issues in connection with the meeting.

The second topic to discuss was the 2023 budget and the need for dues to increase. Mark turned things over to Rick. Rick stated he sent out the financials for this month to the board ahead of this meeting as well as the 2023 budget overview which is based on the numbers submitted to him by the other board members. Eighty-five percent of our expenses are made up of painting and lawn & grounds. This overview shows expenses over income of approximately \$97,900 assuming the actual numbers come out like the budget. Year to date, we have \$71,000 in expenses over income. Based on these numbers, Rick recommends a dues increase.

Discussion followed regarding the budget, the need for an increase in dues, and how to handle it. Rick recommends a 20% increase which equates to \$25 for the villas and \$23 for the duplexes. The by-laws state that dues can be increased by 5% without a vote by the homeowners. However, they also state the board, with 75% in agreement, can do what is necessary without a vote by the homeowners. Either way, the homeowners should be notified ahead of time. Our reserve has been reduced and it will be reduced again next year. We will still have a reserve, but the trend is concerning. We have not had a dues increase for at least the past seven years.

Further discussion followed about other ways to possibly deal with the deficit. A CD could be cashed in and put in the operating income. Painting could be skipped for another year; instead of a seven-year cycle, painting could be changed to an eight-year cycle. Discussion followed regarding how the painting would be handled for the houses that are left in the current seven-year cycle.

The discussion turned back to the need for a dues increase and the best way to go about it. Rick made a motion to increase the dues by 20%. The motion was seconded, and it passed unanimously. Notification will be made to the neighborhood.

With no other issues to address, a motion to adjourn was made and seconded and the meeting ended at 7:15 pm.

The next meeting will be the Annual Meeting. It will be held on Wednesday, November 9th at 7:15 pm at the Blue Valley Academy. The first meeting of the board with the newly elected members will be held on Tuesday, November 15th.

Respectfully submitted,

Susan

Susan English
HOA Secretary