

Minutes
Heatherwood Homes Association
November 9, 2022 – Annual Meeting

The meeting was started at 7 pm by Mark Allred, President. All members of the board were present. There were approximately 95 residents in attendance. This was the first in-person annual meeting in over two years and was held at the Blue Valley Service Center. A boxed dinner was served before the meeting for which residents needed to make a reservation. The dinner started at 6:30 pm and was a great success.

After a few opening words, Mark turned things over to Susan English, HOA Secretary. With this being the annual meeting, the election of new board members will take place. Susan told the residents she would be passing out the ballots which currently have three people on them and there are four open positions. There is space on the ballots for names to be written in if residents chose to do so. Additionally, residents were told that each household was entitled to fill out one ballot and it must be filled out by an owner. Renters are not allowed to vote. Susan went on to say this is the end of her term, that she has enjoyed her time on the board very much and thanked the residents for the many positive comments she has received in response to all the emails sent out on behalf of the board over the last two years.

Officer/Chairman Reports

Treasurer – After a brief introduction of Rick Shewmake to the residents by Mark, Rick discussed the YTD financial statement and 2023 budget. Copies were passed out to the residents. He pointed out the current loss in net income through October highlighting the fact Lawn & Grounds and Painting account for 85% of Heatherwood’s expenses. The balance sheet shows a reduction in current assets from the beginning of the year. The 2023 budget does not include the 20% dues increase so Rick stated that income will help to offset the projected loss. The increase will bring in an additional \$56,000. With that, Rick asked for questions from the audience. Questions and discussions followed regarding the financial statement, the budget, inflation, and the dues increase.

Architecture – Mark introduced Mike Cox to the residents. Mike discussed how he works with residents on an individual basis when they want to make changes to their decks, landscaping, and fences. Our rules are easy to follow and there haven’t been any real issues. If anyone has any questions about something they want to do, they can contact Mike directly. He also discussed Operation Fence Repair, which took place during the last year. This was an effort to get fences needing attention repaired or replaced. Several residents had comments and questions which were made in good fun.

Painting – Mark introduced Harish Kumar to the residents and told them how Harish volunteered to fill the position left open when Mark Hahn, then Paint Chairman, moved to Colorado this past summer. Harish discussed how when he saw there was an opening on the board, he volunteered because he wanted to give back to the neighborhood. He didn’t really know what the position would be, but he wanted to help. Harish indicated the current seven-year painting schedule is listed on the website (although it may not be accurate) as well as the catalog of colors and the cost of changing colors. Duplexes must agree with their attached neighbor for color changes. Harish stated he had discussed his ideas for possibly pushing out the painting schedule to eight years in a previous board meeting.

Vice President – Mark introduced Lou Bond to the residents stating that she has been the perfect one to fill the role of social director. Lou went over the events that took place this past year which included two happy hours, a spring and fall garage sale, starting up special interest groups again, and the boxed dinner tonight. If anyone has questions or suggestions for special groups, then can contact Lou. Also, she would like suggestions as to places residents think would be good for social events next year. She thanked all those who helped her with the dinner tonight and all the residents for making Heatherwood a nice place to live.

Lawn & Grounds – Mark introduced Craig Both as being the person with the ideal temperament for this position. Craig started off by saying several of the residents probably know who he is because they’ve sent him emails telling him their yards didn’t get mowed this year. He hopes next year will be better as TLC had staffing troubles early in the year. Craig stated that TLC is a low-cost provider. When things weren’t going so well, early in the summer he contacted other mowing companies, and they were significantly higher. Even with TLC, their price is likely to go up when their contract is up in 2023. Craig discussed having spent more money on some things that needed to be taken care of this year such as landscape lighting repair and tree trimming. Sprinklers have been turned off in the common areas and Christmas lights have been put up. Leaf pickup will be done on November 16th and 17th and then a final leaf pickup in December. Snowfall is a wildcard as it is hard to predict. Craig said he has budgeted for five snowfalls in 2023. This accounts for approximately \$38,000 of the budget for average snowfalls. If greater than average, then the price goes up. With that, Craig opened the discussion up to the residents for questions. There were no questions, but one resident made a positive comment about how TLC had taken care of things for her when something wasn’t done right. Craig ended by saying the new mowing manager has been very responsive to issues. A new contract will have to be negotiated next year.

Following the end of the reports, Mark took the floor again and stated this brought us to the highlight of this meeting, which is the election of new board members. Ballots were passed out during this time. Since there are four positions available and only three people are listed on the ballot, Mark stated he would ask three times if anyone would like to nominate someone or themselves. After the third time, the ballot would be closed. If no one volunteered, there would only be six members on the board and Mark indicated a management company would be looked into. No one was nominated during this time, and ballots were closed and picked up. The secretary and three others took the ballots to another room to count.

Mark announced the three people running, Ajit Sathe, Harish Kumar, and Mike Cox were elected to the board. There were several write-in candidates. The one with the most was Dave Blunt. Mark asked Dave if he was willing to accept and serve on the board. Dave indicated he was. With that, four board members were elected. Mark then had Ajit and Dave each tell a little about themselves since they are the new board members.

A motion to adjourn the meeting was made and seconded and the meeting ended at approximately 8:20 pm.

The first meeting of the new board will be held on November 15th at 6 pm at the Blue Valley Activity Center.

Respectfully submitted,

Susan

Susan English
HOA Secretary