

Minutes
Heatherwood Home Association
December 20, 2022

The meeting was called to order at 6:00PM by Mark Allred. Those in attendance were Mark Allred, Mike Cox, Rich Collins, Rick Shewmake, and Dave Blunt. No residents were present.

The minutes of the 11-15-22 meeting were a “recap’ prepared by Mark. A motion was made and seconded and the minutes were approved unanimously.

Officer/Chairman Reports

Vice President- Since Lou was absent, there was no report.

Architecture- Mike reported that a resident has asked about getting a solar panel for his house. Mike told him they are not allowed as of now but he should submit a request for the board to consider. A discussion ensued about allowing solar panels with restrictions. Panels in front or back and panels in the yards were discussed. It was noted that the color of the panels is black but that the trim should match the roof. Mark suggested getting a representative from a solar panel company to come and address the board to educate us on solar panels. Mike will see about arranging this. Mark will try to be present when the resident has their panel company come out for an estimate.

Painting- It was noted that the schedule on our website was “90%” accurate but needs a couple updates.

Lawns & Gardens- Rich submitted a written report and went over each item.

1. The Lawn and grounds committee for 2023 consists of:
 - a. Rich Collins
 - b. Greg Mann
 - c. Debbie Nash
2. Greg will focus on developing the documentation, and obtaining quotations for the Lawn and grounds services for 2024 to 2027. We expect to have documents and qualified bidders by August of 2023.
3. Debbie will focus on the common areas and fill in for Rich when he is not available.
4. Rich will focus on TLC and encourage them to perform their work with quality and in a timely manner.
5. We had a kick-off meeting with Craig Both on 12/10.
6. TLC is currently doing the winter cleanup. They started 12/12 and have experienced several lost days due to weather. Contractually they are to be complete by 12/31. On Friday, 12/16, The writer inspected the complete neighborhood and found more than 60 properties that had not been cleaned. Depending on the weather they may or may not achieve completion this year.
7. There have been several complaints regarding winter cleanup. In general, these are from residents whose property has not been cleaned by TLC. We continue to assure them that TLC will get to them as soon as they can.

8. Snow removal will be the next item of work. We have distributed the snow removal procedure to our residents. Unless there is a huge snow, TLC has been instructed to wait for the snow to stop before plowing. Matt Dawson, (913) 314-9246, is the snow contact at TLC. BTW, it is predicted that we will have snow on Thursday. How much, who knows?
9. Starting next year, we will attempt publish a monthly schedule of Lawn and Grounds activities to the residents. Of course, this will require cooperation from TLC.

I hope you all have a Merry Christmas and a Happy Holiday.

Rich Collins

Treasurer- Rick went over the financial statements sent out ahead of time for board review. Financial statements are available to residents by request. As of December 19th we have a negative net income of <\$73,400.60>. Rick will seek higher interest rates on the HOA CDs since interest rates continue to rise. Mark noted that he has been very pleased with Supporting Strategies handling of our finances, especially Rachel. He suggested that she be given a \$100 Christmas gift. A motion was made, seconded, and unanimously approved to have Rick give her a \$100 gift. Rick concluded his report by saying the 2023 budget may have to be tweaked after year end.

Dave asked about reimbursement for stamps and envelopes. Dave was authorized to call Rachel at Supporting Strategies and get on the vendor list. Then invoices can be e-mailed to her for reimbursement.

Old Business- No old business was discussed.

New Business- Rich discussed the issue of TLC charging a fuel surcharge and asked if it should come down now that gas prices have dropped. Mark discussed a prior request from TLC to significantly increase the surcharge when the gas prices first went up. He said TLC never did anything about it. TLC has reduced the original surcharge now that gas is lower. Rich will contact Craig Both to verify that surcharges were reduced and to determine what surcharge agreements are in place. He will then discuss surcharges with TLC.

A discussion ensued on residents who mow their own lawns every week. It was estimated there were around 10 of these. It was suggested that we seek a credit for these after the initial contract is negotiated.

A motion was made, seconded, and approved to adjourn. Mark adjourned the meeting at 7:10PM.

The next meeting will be January 17th, 6:00PM, at Dave Blunt's residence.

Respectfully submitted,

Dave Blunt
Secretary