

Draft Minutes

Heatherwood Homes Association

November 9, 2020

The meeting was called to order by President Roberta Proctor at 7:00 p.m. A quorum of the Board of Directors was present. There were 19 homes association members present. This was a ZOOM call and the annual meeting of the Heatherwood Homes Association.

A motion was made to approve the meeting agenda and seconded. A motion was made to approve the October 2020 meeting minutes and seconded.

Officer Reports –

President – a short review of the year found that we didn't spend much outside of usual expenses. Trash contract stayed the same, but could be changing in the coming year. We had a successful painting season and it is nice to see some new approved colors in the neighborhood. There were some improvements to homes throughout the year as well.

114 residents are participating in our Facebook page, which is up from 86. We appreciate everyone being friendly and supportive on Facebook and a shout out to Rob for the beautiful photos! Thank you.

2021 will provide us with a few new expenses:

The monument at 145th and Floyd has been reviewed by a monument company and it needs to be removed and replaced. We are looking to see if we can match the stone and ensure that the cap stone is appropriately angled to reduce long term water damage to the main monument. This has an anticipated \$4000 bill and more information will follow in the coming year. This work will be bid out to ensure best pricing.

Curb #'s continue to be a topic we, as a board, are interested in addressing. We will spend more time on this in the coming months and bid the work out with contractors.

Painting will take place again in 2021, but the board will be looking at potentially moving the painting of some homes in 2022 to 2021. Stay tuned for much more information to come out regarding any changes. The board will look at the impact to those homes and work with the paint contractor.

Budget increases that can/will hit us for 2021:

Trash

Voting Materials (will we need to be virtual or can we be in person)

Potentially 2 garage sales for 2021

Social events (hopefully 2021 will allow for this)

Taxes – we are looking at a potentially HOA dues free month for December 2020 to allow us once again to have less of a taxable amount of funds. This will not become an every year event. A vote was taken by the board and there will not be dues assessed for December 2020. There were 6 board members who voted yes and 1 nay. This will allow us not to pay higher taxes on the reserves.

If anyone has any questions regarding the upcoming budget, please contact Roberta Proctor and she can provide with more detailed documents.

Election Process – thank you to Joe Bage for all his help ensuring we were able to get the voting information and ballots out to all residents. 127 ballots were returned in the mail, to the Board, and many provided directory updates, which is very helpful.

Vice President – There was lots of good work done by the board and we had a great year, thank you!

Treasurer – The P&L, balance sheet and bills paid were all sent out prior to the meeting. Of the 194 homes only one home is late with their dues payment for November.

\$19,000 profit for October 2020

\$530,986.36 in reserves

The proposed budget has been submitted. Very little interest income from CD's and money market accounts.

Architecture – Please remember to contact Mike Cox using the approved architecture form if you are doing any outside changes, additions or revisions to your home. Please, please follow the process so that you don't pay to have work completed that doesn't follow our by-laws.

Lawn & Grounds – TLC has continued to do a good job and will be with us as our service for mowing, fertilizing, leaf raking and snow removal for another 3 years. A bid package was prepared and sent to four companies for response. One company declined response, Summit, Messenger's & TLC all submitted competitive bids.

As a recap of the last 3 years:

2018 – 2 snow events (must be over 2 inches) for \$8400

2019 – 5 snow events for \$26,900

2020 – 2 snow events for \$8700

We have added 3 snow events for 2021 w/ a 15% contingency to cover an unforeseen, but necessary, additional spends toward lawn & grounds. The amount we spend on mowing/fertilizing is a known amount, but the snow events vary year to year.

Mowing is done for the season and the hope is to have all the leaves picked up prior to Thanksgiving. There will be two leaf removals and the second will occur in December.

We have a good relationship with TLC, so please contact Phil if you have any issues with TLC.

VOTING!

There were 127 votes cast out of 194 residents. A big thank you to Joe, Mark, Mike and Amy for a their contributions this past year!

There are 4 positions that were voted on:

Joe Bage, Mike Cox, Susan English and Mark Hahn were elected to the 2021 board along with Roberta, Phil and Maryanne staying in their positions with 1 year term left. Congratulations to the new board and we look forward to continued success in 2021.

Their positions will be announced soon.

The next board meeting is December 8, 2020

The meeting was adjourned at 8:10 p.m.

Respectfully submitted,

Amy B. Both, Secretary