

**Heatherwood Homes Association Minutes**  
**February 10, 2026**

The meeting was called to order at 6:10 PM by Sandy Jameson. Those in attendance: Sandy Jameson, Dan Jameson, Donna Klasing, Steve Glary, Annette Glary, Harish Kumar, Rena Finster and Paul Finster.

**Officer/Chairman Reports**

**President-** The minutes of the January 19th Board meeting were presented. Steve moved and Annette seconded that the minutes be approved. The minutes were approved unanimously.

**Treasurer-** Steve presented a Treasurer's Report for February 2026, the January 2026 Report of Budget versus Actual Income & Expenses, and the 2026 Budget.

Steve presented the following report: January 2026 income was \$28,092 and no one was late with their dues for January. 2026 Expenses: \$7,650 for snow removal (under budget by almost \$5,800), \$925 for accounting fees (over budget by \$35), and \$3,267 for trash services (over budget by \$27). When you add in bank service fees and utilities, we had total expenses of \$12,000 for January. Net result was that January income exceeded expenses by \$16,092. Steve presented the approved 2026 Budget. (This will need to be adjusted for painting once we decide on which painting company to contract with for 2026.) The budget plans for expenses to be \$47,516 lower than income for 2026. Steve will submit the approved budget to Supporting Strategies once the painting number has been updated. Our PO Box has been paid for 2026.

**Secretary-** The Heatherwood website home page has been updated for minutes and newsletters. We received a lot of requests to join the Heatherwood Facebook page in January. Most of the requests were denied because the answers to our standard questions indicated that they did not actually live in Heatherwood.

**Vice President-** Donna presented the following report:

The Welcome Committee meeting was held with all members attending. Improvements in our communication, presentation and safety were discussed.

Spring Social potential locations cost, and menus, were presented for our consideration – St. Andrews Golf Club, The Brass Onion and Coach's. Two other sites were visited and eliminated. Costs for using the dead end of Newton were also investigated with Gerken Party Rental.

The Annual Meeting location will be reserved when the school board opens the room to the public for reservations on April 1<sup>st</sup>.

Preliminary research for Christmas lights bus tours has begun.

Donna filled the Board in on the meeting she had with the Welcome Team. There are 3 houses they are watching to see when someone moves in so that they can visit them: 7306 W 148th St., 7504 W 149th St., and 7633 W 148<sup>th</sup> Terrace. They discussed whether they should make their visits in pairs as a safety measure. They have had a lot of times where no one answers the door when they try to make a welcome visit. Donna thought that maybe it would help if they wore a pin or button that would show they are from the Heatherwood Welcome Team. Rena moved and Annette seconded that we should authorize Donna to spend up to \$100 to get buttons/pins made for the Team. The motion passed unanimously.

Donna also brought copies of the welcome letter and the HOA Dues Credit/Debit Authorization Form that the Welcome Team hands out to new residents. They have copied numerous times and need to be refreshed. Rena will update them and give pdfs of the forms to Donna.

The Board reviewed the cost estimates and menus which Donna had received for her top 3 places to hold the Spring Social. We are estimating that 100 residents will attend. She had also obtained quotes on renting items from Gerken if we wanted to hold the social outside like we do in the fall. A 30' by 40" tent will be approximately \$3,000 – 3,200, 15 tables will be \$150, and 100 chairs will be \$200, plus delivery fee. Given the options available, the Board decided that the best option was to go with Coach's on a Monday or Tuesday night when the manager will let us have the main dining area. Will check on April 13 or 14 as possible dates. Harish gave Donna the name of a cheaper rental company for future reference.

Steve moved that we add \$3,000 to the April budget for social activities to cover the spring social. This was seconded by Harish and approved unanimously.

Donna presented her research on a bus tour to view the Christmas lights this year in lieu of the Christmas Caroling event we have had the last two years. She has talked with two different businesses. One has 25-person and 40-person buses with restrooms, the other has a 31-person and 34-person trolley and a 27-person bus without restrooms. Both would allow us to bring food and drinks on board. The tours would be for 3 hours. Given that this will be a lot more expensive than the caroling event, we may need to charge a small fee per person.

**Architecture-** Ajit was absent.

**Lawn & Grounds-** Annette presented the following report for January/February:

Since previous report, we paid Horizon \$7,650 for snow removal.

A snowplow damaged the sidewalk/curb on 147<sup>th</sup>. Annette will get a sign and some orange cones to mark the area until we can get it fixed.

**Painting-** Harish presented a spreadsheet which compares the revised pricing for the three painting contractors CertaPro Painting, Mo Pro Painting, and Gecko Painting. They all have built in price increases of anywhere from 1% to 3% to 5% per year from 2026 to 2032.

Harish reworked the painting schedule for 2026 through 2032 from what he presented in January. This schedule tries to keep the houses being painted each year to be on the same block. It also spread out more evenly the number of duplexes being painted each year.

The total cost for the 7-year period: CertaPro \$665,566.78, Mo Pro \$565,987.78, and Gecko \$639,881.66. Mo Pro has the lowest cost, but there are concerns about their communications and performance given some incidents that happened last year when the Mo Pro owner was subcontracting for Paul Potter. We thought the other contractors would be more reliable. Harish moved that we contract with Gecko Painting and Annette seconded the motion. The motion passed unanimously.

Steve will reduce the 2026 budget for painting from \$89,910 to \$86,650.

Harish will start working on revising the paint catalog to use Sherwin Williams paints for this new painting cycle.

### **Old Business-**

Dan Jameson met with the HOA's attorney regarding amending and updating the HOA documents. The attorney has started work. Once the documents have been updated, they will be sent to the Board for review. Then we will send the documents to all Heatherwood residents for their review and to vote on adopting the revised documents.

### **New Business-**

The owner of one of the rental properties that were "grandfathered in" at the November 2011 annual meeting, is having trouble evicting their tenant. Sandy recommended a realtor that should be able to help them with how to evict their tenant.

The March Board meeting will be at 6:00 pm on March 24<sup>th</sup>, at Sandy Jameson's house. (The meeting was pushed back a week because Harish will be out of town for spring break on March 17<sup>th</sup>.)

The meeting was adjourned at 8:09 PM.

Respectfully submitted,  
Rena Finster, Secretary