

Heatherwood Homes Association Minutes

March 24, 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, Ajit Sathe, Rena Finster, Paul Finster, Susan English, Betsy Schwab and Janet Baldwin.

Officer/Chairman Reports

President- Sandy stated that we should let our guests go first so that we could address their concerns and they wouldn't have to stay for the rest of the meeting. Susan, Betsy and Janet introduced themselves and then stated their concern that with the increase in monthly HOA dues being a flat \$10 amount, the percentage increase is dissimilar for owners of villas versus duplexes. Susan asked if percent increases could be considered for any future increases. The Board stated the January 1, 2027 increase has already been announced. However, the Board agreed to document Susan's request and include it in any future discussions regarding dues increases. The Board did consider a percentage increase but decided on a flat \$10 increase for everyone since a lot of the amenities provided (lawn care, snow removal, trash service, etc.) are the same for villas and duplexes. Susan also asked a question pertaining to Board meeting occurrences. It was discussed and explained that sometimes the monthly meetings may be moved forward or back a week, from the third Tuesday of the month, to accommodate Board member schedules. The meeting dates are always included in the President's monthly newsletter. Heatherwood residents are welcome to attend Board meetings, just let Sandy know so that she can tell you when and where the Board will be meeting.

The minutes of the February 10th Board meeting were presented. Annette moved and Donna seconded that the minutes be approved. The minutes were approved unanimously.

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

Steve presented the following report: Our January budget review didn't have a completed budget number, but the numbers are now in for the 2026 fiscal year. January's expenditures were well within budgeted amounts. We only had one measurable snow which saved us \$5,800. And we had no measurable snowfall in February, which saved us \$13,000. We are going into spring with a surplus in our cash account. This will allow us to stay current when the community starts to paint houses. We receive roughly \$30,000 a month in dues, which we use to pay for all our expenses. And the house painting will take almost \$90,000 during a period of two months. Having a positive cash flow early in the year will help when everything kicks off in Spring. There were no homes that didn't pay their dues so far in 2026, a couple are a little slow in March after the dues increase.

Rena moved that the Treasurer's reports be accepted, this was seconded by Annette. The motion passed unanimously.

Secretary- Not much to report; just the usual minutes and passing items to Susan to upload to the webpage. Updated the ACH dues payment form and Welcome Committee letter for Donna and her Welcome Team.

Vice President- Donna presented the following report:

We have the Spring Social coming up on April 14th at Coach's from 4 to 6 pm. We need to send out two more email reminders before we close reservations on March 30th. Paul will send reminders on 3/25 and 3/28. We have 66 people reserved so far and need to get 80 people to get sole use of the main dining area at Coach's. We also must guarantee Coach's \$2,000 in revenue to get the main dining area. Donna asked if anyone wanted to go with her to Coach's to pick the menu on April 1st. Annette and Rena volunteered. Donna asked if

we wanted to do some door prizes at the event. The Board decided that we would do a raffle type drawing for gift cards. Harish volunteered to purchase 4 gift cards at Costco to use for the raffle. The HOA will reimburse Harish for the purchase. Donna and Paul will add a note about the raffle to the email reminders about the Spring Social. Amy Bolt and Cindy Hunter will help Donna make the name tags for the Social.

Donna would like to make a Heatherwood sign to put on an easel and use at events like the spring social and annual meeting. This would help residents know they have come to the right place. She wants a sign that can work year-round for all events. The Board approved \$100 for Donna to get a sign made.

The garage sale will be on May 14, 15 and 16. Donna received 16 votes to her email asking people to select from several different weekends for the garage sale. The overwhelming majority voted for May 14-16. Donna will need help putting the banners at the subdivision entrances a few days prior to the sale. Donna has coordinated with ShadowBrook and they will hold their garage sale on the same weekend as Heatherwood's. This should increase traffic to the garage sales.

The Welcome Committee has 9 gift cards on hand to use in the welcome gift bags for new residents. Donna needs to meet with the Committee again to give them the updated welcome letter and ACH dues form. They also need to decide on how they will spend the \$100 authorized in February for them to get buttons, badges, or something else to identify themselves as being from the Heatherwood Welcome Committee. They are open to suggestions on how to increase the likelihood of people answering the door when they try to visit new residents. They are watching for people to move into 3 houses so that they can visit them: 7306 W 148th St. (sold but no activity), 7633 W 148th Terr. (sale pending), and 7504 W 149th Street (still under renovation). The property at 7406 W 148th Street will be going on the market.

Architecture- Ajit has received several architectural requests and/or general questions. These had to do with hot tubs, windows and doors, new roofs, gas grills, and cracks on stucco. Questions were also raised regarding whether architectural approval was sought on the new deck at 7504 W 149th and a structure built on another resident's deck that doesn't look like it would meet building standards. Ajit tried to reach out to these homeowners but has not been able to talk to them yet. Discussed that we may need to send out an email with a refresher of the bylaws regarding seeking approval before any architectural changes.

Lawn & Grounds- Annette presented the following report for March:

Since previous report, we've paid invoices totaling \$22,130.

February 27, paid Horizon \$7,490 for fertilizer and pre-emergent application.

March 19, paid Horizon \$15,640 for mulching common areas, bed and plant clean-up.

Pre-emergent was applied beginning 2/24/26. Unfortunately, the application may have caused lawn damage. As of 3/20/26, Horizon is working on solutions. (People who skipped the pre-emergent application appear to have the same issue with their lawns. Horizon's research indicates that the damage was caused by the extreme temperature fluctuations from abnormally high temperatures to below freezing temperatures in a short period of time.)

Asked Horizon to begin preparing details of a contract renewal. Current contract expires in 3/2027 and wanted to get it in place for the Board to review before the end of the year.

Painting- Harish emailed the Board on February 21st with the revised contract from Gecko Painting. This incorporated the changes the Board discussed at their meeting on February 10th. The Board members responded back to him giving him authorization to sign the contract. The costs in the Gecko contract for 2026 are \$3,575 per villa and \$4,575 per duplex.

Harish sent out an email on March 24th which notified residents of the new painting schedule for 2026 through 2032. This email explains how the new schedule keeps the houses being painted each year on the same block (for the most part) and lists the other factors taken into consideration in revising the schedule. There are 14 villas and 8 duplexes scheduled to be painted in 2026.

We still need to update the paint color confirmation forms and the paint color catalog. We will be using Sherwin Williams paint going forward. Harish said that if you are staying with the same color that your house was painted last time, the painters will capture the Sherwin Williams color that will match it.

Painting will begin in May. Residents need to fix any existing wood rot before their house is painted.

Old Business-

Dan sent an email to the Board in advance of the meeting on March 24th with an update from the attorney on the changes to the HOA documents and a draft of the updated Declarations. The HOA Restrictions aren't done yet. Some of the changes made so far are: consolidate and clarify the properties subject to the Declarations, remove references to the Developer/Declarant, added authority of Board to sign documents on behalf of owners, added ability of Board to charge owners if they damage any common areas, deleted previous Article XI related to assignment of the Declaration and inserted entirely new Article XI regarding mortgage protection, and added ability of Board to borrow money if necessary. Any changes to the HOA documents will require a vote by HOA members and it will need to have votes notarized.

New Business-

Resident at 14857 Floyd Lane reported that the fence between his backyard and the shopping center, on Metcalf, has fallen down. Need the shopping center to fix it. Paul will email the resident back and copy in Ajit. Ajit will contact the shopping center about the fence.

The next Board meeting will be at 6:00 pm on April 21st, at Steve & Annette Glary's house.

The meeting was adjourned at 8:47 PM.

Respectfully submitted,
Rena Finster, Secretary