

Heatherwood Home Association Minutes

June 24th, 2025

The meeting was called to order at 6:03 PM by Greg Hunter. Those in attendance: Greg Hunter, Cindy Hunter, Steve Glary, Annette Glary, Harish Kumar, Rena Finster, and Paul Finster.

Officer/Chairman Reports

President- The minutes of the May 20th Board meeting were presented. Greg moved and Cindy seconded that the minutes be approved. The minutes were approved unanimously. Greg and Steve need to meet with the accounting firm to do a quarterly review of expenditures and checking account status review. Greg met with our American Family Insurance agent and agreed to continue coverage through their sister company called Philly Insurance. American Family Insurance is no longer going to insure homeowner's associations. Greg thanked Tyler DeMay from Bukaty Insurance for his research and recommendation to go with Philly Insurance for the best price. Greg stated that the post office box rental payment is due. Steve will pay the rental fee. Greg informed us that CrossFirst Bank is changing its name to Busey Bank.

Treasurer- Steve presented the May/June 2025 Report of Actual versus Budgeted Income & Expenses, and the A/R Aging Summary Report. Grounds maintenance was the biggest expense at \$23,442 which included some invoices for services performed in May. Painting expense was \$6,006 in June. There are two properties that are behind on paying their dues. One of the properties is for sale and we will receive payment when the house sells.

Vice President- There is a new house coming on the market on 148th Terrace. Cindy is working with the Welcome Team on strategies for visiting new residents moving into the neighborhood. They have had difficulty reaching people at home when they try to visit them. Cindy will ask them to leave a letter at their door if they can't catch the new neighbor in person. The letter will encourage them to contact the Welcome Team to receive a welcome package. Cindy also brought up the idea of having a food truck cater our early fall event this year instead of a chili supper. Everyone agreed that would be a great idea.

Secretary- Nothing to report.

Architecture- Ajit was not present but sent a report of activity in the last month. He received 6 requests for information about shingles or for approval of a new roof, he received 3 requests for information on replacing a deck or for approval of a deck replacement, and 1 request for approval of a new fence.

Painting- Harish reported that the painting is almost done. 29 homes have been painted and the one final home to be painted in 2025 is waiting to be painted after their new roof is installed. All invoices from the painting contractor have been paid. The contractor owes us a \$1,500 refund because we paid them an advance before they started. Harish received one request from a homeowner who wanted approval of a new garage door color.

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

1. Paid Horizon invoices totaling \$26,849.
2. On May 23, we paid Horizon \$725 for bed maintenance.
3. On May 27, we paid Horizon \$595 for irrigation repair.
4. On May 27, we paid Horizon \$746 for additional irrigation repair/replacement.

5. On June 4, we paid Horizon \$24,283 for mowing, lawn treatment and bed maintenance.
6. On June 23, we paid Horizon \$500 for bed maintenance.
7. We received several positive comments from homeowners about the care and treatment from Horizon during the soggy mow on Thursday, May 29.

Heatherwood Garden Club: Cathie Hinkle has agreed to chair the garden club. Originally, this was to allow Annette time for family commitments. However, in conversation with several people, the Lawn & Grounds Director shouldn't be the Chair as the position changes every two years.

Old Business-

There was further discussion on re-investing some of our Reserve money in higher yield products. Greg moved and the motion was seconded by Annette that we move the next CD to mature at CrossFirst/Busey Bank to a higher yield account at Vanguard. This CD is worth approximately \$112,000. There will be no penalties and only a nominal management fee for this transaction. The motion was approved by all the board members present, other than Harish.

Reviewed the draft letter prepared by Greg and Annette to inform landlords that the HOA will begin charging a \$500 monthly assessment to landlords for having a rental within Heatherwood Homeowners Association. This monthly assessment will increase their monthly dues beginning on January 1, 2026. If the property is still being rented, the monthly assessment will rise to \$750 a month as of April 1, 2026. According to our approved bylaws, no rentals are permitted unless they are short-term and approved by the Board of Directors. This course of action is being taken to get all of the homes in Heatherwood occupied by owners instead of renters. This notice gives the landlords several months to either move into the home themselves or sell the property before January 1st to avoid the additional monthly assessments. Cindy moved that we approve the draft letter, and the motion was seconded by Rena. The motion was approved unanimously. The letters will be sent by registered mail in early July.

The mud jacking to repair/replace five sections of sidewalks in the neighborhood has been completed. The invoice was approved for payment by board members through email.

Discussed the need to fill open board positions in November 2025. Annette will compose an email to send to all residents to inform them that the roles of President and Vice President will be open at that time. We will attach the job descriptions to the email so that anyone interested will know what the position entails. Paul and Annette will be our nominating committee.

New Business-

The July Board meeting will be conducted by email, rather than in person. The August Board meeting will be on Sunday, August 17, 2025 for lunch and meeting at the home of Greg and Cindy Hunter.

A motion was made by Annette, seconded by Cindy, and approved by all to adjourn. The meeting was adjourned at 8:11 PM.

Respectfully submitted,
Rena Finster, Secretary