

Minutes - DRAFT
Heatherwood Homes Association
December 8th, 2020

The meeting was called to order by President Roberta Proctor at 7:00 PM. A quorum of the Board of Directors was present. Mike Cox was not present. This was a ZOOM teleconference meeting with 6 homeowners present.

The first order of business was the approval of tonight's agenda. Approval was received and seconded. Next was the approval of the minutes from the November meeting. A motion was made to approve and seconded.

OFFICER REPORTS

President - Roberta welcomed the new board members, Mark Hahn and Susan English. Mark will serve as Painting Chair and Susan will serve as Secretary. Joe Bage will continue as Vice President and Mike Cox will continue as Architecture Chair. Susan will be sending out communication from the Board via email, mail and posting on Facebook. Mark will work with select residents in the spring regarding the painting of their homes.

A recap of forthcoming items in 2021 include the monument pillar at the secondary entrance, whether or not we will paint curb numbers and the possibility of getting an HOA server to house all the HOA documents so people don't have to keep them on their own personal computers. This would make transitioning to future board members cleaner and easier. Roberta and Joe will address these items in 2021 together.

Roberta went over the fact this portion of the board meeting is open to everyone but when we go into Executive Session that is for board members only. Additionally, if we are talking about a specific resident issue, keeping the information within the Executive Session is out of respect for that resident. This needs to be respected and cannot be violated by board members.

Vice President – Joe gave a brief history of the trash situation. Last year there was a contract rollover with Waste Management to a new 5 year term. The terms were good for us monetarily. When the contract rolled over, Waste Management realized they had messed up and tried to get us to sign a new contract in January. We told them we would not do that and told them they needed to let it renew and keep it the way it was.

We received a letter from Waste Management the middle of November, dated November 6, stating they were cancelling our contract, increasing our rate up to \$16 per house, going to every other week recycling, for which they would provide us with larger 90 gallon recycling bins, and there would still not be any bulk item pickup.

Back in January, Joe had gotten quotes from other companies. One of the companies was KC Disposal. This company's terms were \$15.29 per house, keep 65 gallons cans, once a week service on Fridays, 10 bags of yard waste per house per week, bulk item pickup once a month, and a 2 year price lock. For year 3 and beyond, the increase would not be more than 3%. Joe confirmed these terms with the company after receiving the letter from Waste Management. A motion to change to KC Disposal was approved and seconded. Joe will sign the contract with KC Disposal and notify Waste Management we will not be signing a new contract with them. Joe had already put them on notice that we were going to look at other options.

KC Disposal will begin service in January on Fridays with the first pickup on 1/02/21, since 1/01/21 is a holiday. Waste Management's last pickup will be 12/28/20. Joe will send out an email to all residents notifying every one of the change including the pertinent details. And he has talked to Mark Ferguson about putting out signs at the entrances to make sure everyone knows to put their cans out on the 28th for Waste Management to pick-up. KC Disposal will deliver their cans on the 28th in the afternoon.

Treasurer – Maryann reported on November income and assets. Financial reports are available to residents by request. Two TLC bills were paid in November due to a missed bill, which was an error on the part of TLC, who sent Phil an email about it. At the end of November, one person hadn't paid their dues which puts them two months behind. Roberta added that not much spending has been done this year. There is a list of items, such as the column monument, that have been identified and accounted for in the 2021 planned budget. Additionally, Joe and Roberta will be reviewing the reserves as it relates to long term expenses. More will be communicated in 2021.

Lawn & Grounds – TLC hasn't come through for the 2nd leaf pick-up yet. Phil will check with them and let us know so that communication can be sent out to all residents. We may save some money on snow removal this year since the National Weather Service is predicting lighter than usual snowfall. Nothing will happen with TLC, other than possible snow removal, until March when they'll put the pre-emergent on. Phil will stay on top of the forecast and, if necessary, an email may need to go out a couple of days before predicted snow. He would also like to send out an email regarding the rules about snow removal as a reminder to everyone within the next couple of weeks.

Architecture – There was no report due to Mike's absence.

Painting – Nothing to report as there is no painting going on right now.

NEW BUSINESS

There was nothing other than the change of trash companies.

Questions from the residents in attendance:

Elmer Fuller just wanted to say thanks to Joe for all the work on the trash contract.

Mark Allred had a question about the fee associated with changing the color of your house. Roberta stated there is a fee. We have a 3 year contract with Paul Potter and going into 2021 will be year 2 of that contract. That fee may be something for the board in the future to look at to see if the cost can be deflected from the residents without necessarily impacting the HOA.

In conclusion, meeting dates were discussed and it was decided to meet on the 2nd Tuesday of the month. The next meeting will be held on January 12th at 7:00 PM. The meeting was adjourned at 7:48 PM.

Respectfully Submitted,
Susan English, Secretary