

Minutes
Heatherwood Homes Association
May 11, 2021

The meeting was called to order by Roberta Proctor, President at 7:00 PM. A quorum of the Board of Directors was present. Joe Bage and Phil Hermanson were not present. This was a ZOOM teleconference meeting with two homeowners present at the beginning with one more joining towards the end.

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 April meeting. A motion was made to approve and seconded.

Officer Reports

President – A letter was received from Hollis & Miller regarding new construction to take place on the Blue Valley District office property. There will be a meeting we can attend to learn more about what and where it is being built, since we have homes that back-up to the property.

Vice President – Since Joe was not present, Roberta discussed an email he sent her regarding Lawn & Grounds which was that our contract with TLC is to mow lawns, apply applications and take care of the common areas. The process is not flawless and there are ways of articulating issues in a nice way. Solution suggestions are always welcome from the residents.

Secretary – Susan stated she has not received anymore updates for the directory.

Treasurer – MaryAnn reported on the Balance Sheet, Profit & Loss and Bills & Payments for the month of April. The P&L showed a loss due to expenses associated with painting, however, this expense was budgeted. Financial statements are available to residents by request. There were 3 late HOA dues payments. The 2020 Heatherwood federal and Kansas tax returns have been filed. With the filing of the returns, Heatherwood will receive over \$10,000 in refunds due to estimated taxes having been paid. This will help to offset some of the expenses for this year. It was suggested and agreed that we look at other accounting firms for due diligence, since this was not done when Bukaty dba Supporting Strategies was selected as our current firm. A reconciliation of invoices against contracts was also discussed.

Lawn & Grounds – Roberta reported for Phil stating he said except for a couple of instances, there haven't been any real issues. Phil is very good about calling TLC to bring solutions when there are issues.

Architecture – Mike stated there have been a couple of requests for deck/porch replacements, but nothing out of the ordinary. There was a discussion about a group of kids who have been coming into the neighborhood for about a year doing various things to some of the houses.

Painting – Mark stated painting is going very well. Twenty-four out of the thirty houses are already painted with two of the remaining six already in progress. Paul Potter thinks they will be done within a week and a half. Total invoices will total approximately \$75K. Paul would like to attend one of the board meetings to go over his thoughts for making things go a little smoother in the future.

New/Old Business

The neighborhood garage sale is set for this weekend.

The 2021 directory is in process and should be finished and sent to the printer soon.

The new monument sign continues to be worked on.

Questions from the residents in attendance:

One resident asked if it would be okay to send contact information she has for new resident(s) directly to Susan. After further discussion, Susan stated she already has the information for the residents in question.

There were no other questions.

Roberta closed out the open meeting and the Board moved to Executive Session.

The next meeting will be held June 8th at 7:00 PM. The meeting adjourned at 7:42 PM.

Respectfully submitted,

Susan English
Secretary