

## Heatherwood Homes Association Minutes

April 21, 2026

The meeting was called to order at 6:07 PM by Sandy Jameson. Those in attendance: Sandy Jameson, Dan Jameson, Donna Klasing, Steve Glary, Annette Glary, Rena Finster and Paul Finster. Harish Kumar and Ajit Sathe were absent.

**Officer/Chairman Reports-** 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 April 2026 and the February/March 2026 Report of Budget versus Actual Income & Expenses.

Steve presented the following report: March's receivables increased \$1,940 with the increased dues for the month. March's expenditures are well within budgeted amounts. Expenditures for March in Grounds were \$16,175 against a budget of \$25,316 for a surplus of \$9,141. Also, we didn't start painting in March, so we had a budgeted expense of \$4,333 which we didn't spend.

This year, in an attempt to not overpay for painting. I have instructed Rachel, with Supporting Strategies, not to pay invoices for painting without BOTH Harish and my signatures with approval to pay. I also asked her **not** to pay more than one invoice from Gecko Painting per week. This should give us plenty of time to get a quality check on the homes we are being billed for to ensure they are completed. And to track our expenditure for painting. Our contract allows two weeks to pay an invoice.

Speaking of painting, I have not seen a request for a deposit, nor the W-9 and worker's compensation insurance paperwork. Those need to be in hand before work starts.

We are going into April with a cash balance of \$121,000 in checking.

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

**Secretary-** We have received partial information from realtors on the purchasers of the two most recent homes sold in Heatherwood. We have passed this information on to the Welcome Committee. We have updated the Dues ACH Authorization form and the Paint Color Confirmation form on the Heatherwood website.

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

The Spring Social at Coach's on April 14<sup>th</sup> elicited a lot of positive comments from residents about the venue, food, and Jose Pepper gift cards in the raffle. We had 96 people RSVP to attend, 2 walk-ins without RSVP, 4 people called in sick and 25 no shows. Total of 69 attendees. We spent \$2,135 on food and drinks plus \$80 on four gift cards, for a total of \$2,215.

Next event is the garage sale May 14, 15 & 16 from 9 am to 3 pm. ShadowBrook changed their date and will no longer be holding their sale the same weekend as Heatherwood. No contact from Park of the Forest to try to coordinate garage sale dates.

Donna contacted the Blue Valley School District to reserve the Commons 600 for the annual meeting this November. She cannot officially reserve it until July. We must have a \$1,000,000 liability certificate in order to rent the space. We have not needed this in the past. Considering some new caterers for the box dinner.

The Welcome Committee has not had any new residents to visit in the last month. The Committee has not met yet to determine how to use the \$100 authorized to purchase something to identify themselves as being from the Heatherwood Welcome Committee. One suggestion was for neon-colored vests with Heatherwood printed on them. They have several houses on their radar: 7306 W 148<sup>th</sup> St. (sold but no activity), 7633 W 148<sup>th</sup> Terr. (just moved in and meeting scheduled), 7629 W 148<sup>th</sup> Terr (sold but no activity) and 7504 W 149<sup>th</sup> Street (still under renovation). The property at 7406 W 148<sup>th</sup> Street will be going on the market in May.

Sent out an email asking for volunteers to help design a Heatherwood poster to use at various HOA events. Hoping to hear back with some residents who are artistic. Suggested that we contact the Blue Valley High School Art Department.

Donna is doing some advance planning for the fall social and is open to suggestions.

There are a couple of options for the Christmas lights bus tour we are considering for December. There is a 40-passenger bus that costs \$300 per hour for 3 hours (\$900) times two nights. Or there is a 25-passenger bus that costs \$225 per hour for 3 hours (\$675). People would have to make a reservation and pay a \$5 fee. The fee would cover a tip for the driver.

**Architecture**- Ajit was absent.

**Lawn & Grounds**- Annette presented the following report for April:

Since previous report, we've paid invoices totaling \$4,656.

April 8, paid Horizon \$4,656 for mowing, trimming, edging and blowing.

Horizon has opened the irrigation on both public areas. Required backflow documents filed with the city.

Several damage complaints with the mow on April 15. Horizon is working to restore and/or replace.

Question for the Board, do we want to use HOA funds to repair the sidewalk by the 147<sup>th</sup> street entrance. Discussion followed on how long it would be before the city can do the repairs and if we should hire a contractor to do the repairs. Some of the patch jobs done last year did not hold up well. Will check into contractors who do synthetic mud jacking.

**Painting**- Harish was absent.

Harish sent out an email on April 1<sup>st</sup> to the residents who are getting their homes painted in 2026. This gave information on how to make their color selections and submit their choices by April 30<sup>th</sup>. The paint color confirmation form has been updated for 2026.

The person who prepared the Heatherwood PPG paint color catalog, several years ago, is refreshing it to use Sherwin Williams paint colors. In the meantime, we have a document that shows the Sherwin Williams color numbers that most closely match the PPG colors on the existing Heatherwood paint color catalog.

Painting will begin in the 2<sup>nd</sup> or 3<sup>rd</sup> week of May. Residents need to fix any existing wood rot before their house is painted.

### **Old Business-**

Dan sent an email to the Board on April 6th with an update from the attorney on the changes to the HOA Declaration of Restrictions. We discussed the highlighted sections where changes have been made to the existing documents. We had a few more questions for Dan to go over with the attorney. When the revised HOA documents are completed, they will need to be distributed to all Heatherwood homeowners. Since these are multi-page documents, postage would be very expensive. We will hand deliver them door-to-door to save money. A vote by HOA members will be required to approve the revised documents. We have heard that the votes must be notarized. Will verify this.

The fence is still down between 14857 Floyd Lane and the shopping center. The fence was put up by the shopping center and should be required to fix it. Ajit has determined the contact person for the shopping center and needs to follow up with them.

### **New Business-**

A mailbox on 149<sup>th</sup> Street was vandalized. Sandy has talked to some residents who use that mailbox. She has filed a police report and has talked to the post office. Did anyone have any mail stolen when the box was vandalized? The police can escalate the matter if mail was stolen. Sandy will send out an email to the whole community since we don't know which houses use that particular mailbox.

The next Board meeting will be at 6:00 pm on May 19th, at Paul & Rena Finster's house.

Annette moved that the meeting be adjourned and the motion was seconded by Steve. The motion passed unanimously. The meeting was adjourned at 8:21 PM.

Respectfully submitted,  
Rena Finster, Secretary