

Heatherwood Homes Association Minutes

May 20th, 2025

The meeting was called to order at 6:18 PM by Greg Hunter. Those in attendance: Greg Hunter, Cindy Hunter, Steve Glary, Annette Glary, Ajit Sathe, Harish Kumar, Rena Finster, and Paul Finster.

Officer/Chairman Reports

President- The minutes of the April 22nd Board meeting were presented. Steve moved and Cindy seconded that the minutes be approved. The minutes were approved unanimously.

Treasurer- Steve presented the April/May 2025 Report of Actual versus Budgeted Income & Expenses, and the A/R Aging Summary Report. Painting was the biggest expense at \$22,523 for the two months combined. The invoices for lawn maintenance and painting for the month of May have not been received yet. Even with the anticipated invoices, we are still within the budgeted expenses for May. There is a budget for landscaping in the Miscellaneous expense category.

Vice President- Cindy reported that all final payments for the spring social have been received. There were about 7 or 8 residents participating in the garage sale. There was better traffic for the garage sales. This could be due to additional garage sale signs/banners and other advertising.

Secretary- We are still not receiving the New Resident Information sheets back from new residents moving into the neighborhood. A few have reached out by email to give us some of their information. We are now starting to receive questions from residents through the chat feature on the HOA website.

Architecture- Ajit received three architectural change requests: one for switching from a wood fence to a metal fence, one for replacing a deck and one for a new backyard fence. All were approved. There were also two requests for information regarding roofing materials and shingle colors. Ajit received a \$3,950 quote for mud jacking repairs on the neighborhood sidewalks. This included \$1,680 to cut and haul away existing concrete and pour new concrete in one area, \$1,970 to repair five trip hazards, and \$300 to raise a low spot that retains water. After some discussion, Ajit will go back to the contractor for some clarification on their quote to make sure there is no duplication involved.

Painting- Harish reported that 21 homes have been painted and the invoices have all been paid. There are 9 houses left to be painted this year.

Lawn & Grounds- We have not received the May invoice for mowing yet. Annette presented the following report for May:

1. On May 4, we paid Horizon \$400 for irrigation service.
2. On May 12, we paid Horizon \$600 for flower bed planting.
3. We turned on the irrigation sprinklers and identified repairs that need to be made. Those are to be scheduled in the next couple of weeks.
4. One of the evergreens that was planted last year has died. A new one has been ordered and Horizon will replace when it arrives.

There are twelve members of the Heatherwood Garden Club now. The Garden Club did some weeding and planting at the two entrances. A big thank you to Cathie Hinkle, Greg Hunter and Cindy Hunter for all their hard work planting shrubs, flowers and hostas. Everything looks great.

The Garden Club is looking into large colorful pots for seasonal plantings and a wind spinner for the entrances. They are also planning to take a field trip to a garden in the metro area.

Old Business-

There was some discussion on re-investing our Reserve money in higher dividend yield products. Greg will talk to an attorney to find out more about fiduciary responsibilities. Further discussion is tabled until next month's meeting.

Discussed charging a monthly assessment to landlords for having a rental within Heatherwood Homeowners Association. According to our Covenant, no rentals are permitted unless they are short-term and approved by the Board of Directors. Greg and Annette will compose a letter to send to the owners of the rental properties explaining the monthly assessments that will be charged and a deadline for getting each of the homes occupied by owners instead of renters.

We need to start talking to neighbors about running for open board positions that will start in November 2025. The roles of President and Vice President will be open at that time. Will form a nominating committee.

New Business-

Steve Glary and Greg Hunter met with Enterprise Bank to update signature cards on the HOA bank account.

American Family Insurance is dropping HOA insurance policies. Our current policy expires in August. Greg met with our insurance agent and he is researching new policies for us. Greg will work on getting a Loss Runs Report from American Family Insurance and Declaration Pages to use in obtaining a new policy.

The June Board meeting will be on June 24, 2025 at 6:00 pm at the home of Steve and Annette Glary.

A motion was made by Annette, seconded by Cindy, and approved by all to adjourn. The meeting was adjourned at 8:54 PM.

Respectfully submitted,
Rena Finster, Secretary