

Heatherwood Homes Association Minutes

February 25th, 2025

The meeting was called to order at 6:10 PM by Greg Hunter. Those in attendance were: Greg Hunter, Cindy Hunter, Steve Glary, Annette Glary, Ajit Sathe, Rena Finster and Paul Finster.

Officer/Chairman Reports

President- The minutes of the January 28th board meeting were read. Annette moved and Cindy seconded that the minutes be approved. The minutes were approved unanimously. Greg and Cindy discussed that they have put their Heatherwood home on the market and will be moving when it sells. They will only be a 35 minute drive away so they are willing to stay on as President and Vice President until their terms end in November. The Board then discussed whether or not they should be allowed to vote on items before the Board after they move out of Heatherwood. The Board unanimously agreed that they would have the best interest of the HOA in mind and should be allowed to vote. Annette volunteered to draft a declaration to that effect which will be signed by all the Board members at our next meeting in March.

Treasurer- Steve handed out the January/February 2025 Report of Actual versus Budgeted Income & Expenses. Snow removal was the biggest expense at \$25,437 for the two months combined. The HOA is doing well financially. Will have painting expense starting in March. Greg will contact the painter to see if the painting can be delayed until April when the weather is a little warmer and better suited for painting.

Steve handed out the February 2025 A/R Aging Summary. No late fees had to be charged for residents who are behind on paying their dues. One home will be charged late fees next month.

Vice President- Cindy paid the \$750 deposit for the spring mixer at YaYa's from 4 to 6 pm on April 17th. She has ordered four appetizers and there will be a cash bar. Cindy will send out the invitation to the mixer on March 17th with an RSVP deadline of April 1st. Cindy has been reimbursed for the deposit and for the gift cards for new resident gift bags.

Secretary- The February 18th meeting was postponed until the 25th due to a snowstorm. We have added the HOA President's newsletters for January and February to the Heatherwood HOA website. We also updated the paint confirmation form on the website. We need to change the person(s) listed as the New Neighbor Welcome on the website. Rosemary Kaploe has stepped down and the new greeters are Jo Warmuth and Peggy Ferguson. Cindy added that we should also change the person(s) listed for Facebook on the website. Rob Hallifax is spending a lot of time in California and Larry Levinson has moved out of Heatherwood. Peggy Ferguson has agreed to be the lead for Facebook with Rob as the backup. We also need to upload the addendum about dumpsters to the HOA website. Since we have reached the maximum number of documents for that section of the website, we will combine it with the addendum on building materials. Rena will contact Susan English to make these changes to the website.

Architecture- Ajit received two questions from residents. One was regarding a new color for roof shingles and the other was inquiring as to whether the HOA had original floorplans for the homes built in Heatherwood. The HOA does not have floorplans.

Painting- Harish was not present, but he sent an email to all the residents whose homes are on the schedule to be painted in 2025. Our painting contractor had asked for a 10% price increase to cover the inflation on labor and materials. We agreed to an increase of 5%. Our painting expense will be \$90,090 to paint 30 homes in 2025. Greg will follow up with Harish on the contractor's latest invoices. A 5% deposit for the painting is due in March.

Lawn & Grounds- Annette presented the following report for February.

In February:

- Hunter Brothers: \$3,900.00 for tree removal, tree trimming and fence clearing of weeds and ivy removal. They did a great job.
- Another round of snow on 2/12. Paid Horizon \$6,208.00. Year-to-date total payment for snow removal: \$25,437.00. Sounds like we'll add to on Tuesday, 2/18.
- We have four individuals interested in the Heatherwood Garden Club. I'll schedule a gathering in the next couple of weeks.

Old Business-

Continued discussion of re-investing our Reserve money in a higher dividend yield product. Greg will try to get an attorney to attend the March business meeting to discuss any liability to the Board for the investments if we change to something other than CDs.

New Business-

Consider changing the positions of President and Treasurer to be 3-year terms, instead of 2-year terms, with the shifts staggered. Would add more continuity and not have as many positions rotating off at the same time.

Greg will file the HOA's tax return on March 19th.

The March Board meeting will be on March 18, 2025 at 6:00 pm at the home of Greg & Cindy Hunter.

A motion was made by Steve, seconded by Ajit, and approved by all to adjourn. The meeting was adjourned at 7:43 PM.

Respectfully submitted,

Rena Finster, Secretary