

Heatherwood Homes Association Minutes

June 16, 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, Paul Finster and guests Todd and Alecia Grant. Harish Kumar and Ajit Sathe were absent.

Officer/Chairman Reports

President- The minutes of the May 19th Board meeting were presented. Steve moved and Donna seconded that the minutes be approved. The minutes were approved unanimously.

Treasurer- Steve presented a Treasurer's Report for May 2026 and the April/May 2026 Report of Budget versus Actual Income & Expenses.

Steve presented the following report: The end of May found our HOA on a strong financial footing. During the month, expenses for Grounds and Landscaping increased as was expected. Repairs to the 147th and Floyd entrance sidewalk were completed on May 22nd. The ground had heaved and caused the sidewalk to buckle; several sections were replaced and leveled.

A purchase was made for two "No Solicitation" signs. They will be installed near the 149th and 147th street entrances. They were installed near the 149th and 147th street entrances.

As of the end of May, we have \$134,713 in our checking account. This is an excellent beginning for our paint project since this year's budget is almost \$87,000. As of June 15th, two duplexes have been painted and repairs have been completed, but no invoices have been presented for payment.

We had several dues letters go out last month for late payment. They won't show up as a late payment until next month. All but two dues payments have been made.

Secretary- Assisted Donna is creating templates for Welcome Team folder cover sheets, post-it notes to leave on new resident doors, a poster for social events, and team badges. These items were customized using pictures of the Heatherwood monument. Also need information on new residents that have moved into Heatherwood in the last few months. Donna provided the New Resident Information sheets on several of these new residents.

Vice President- Donna displayed the new poster she had made to display on an easel at social events. This will help people know they are at the right place.

The date for the annual meeting has been locked in for November 12th at the Blue Valley School District building. We must submit a fresh certificate of liability insurance to the Blue Valley School District in July after renewal. Donna is going to check with Jose Peppers and 2 Sisters for possible caterers for the meeting.

Donna showed us samples of the new Welcome Team post-it notes, folders to give new residents, and welcome team badges that have been printed. The total cost was \$194.46.

The Welcome Committee met with new residents at the following addresses: 7306 W 148th St., 7629 W 148th Terr., 7633 W 148th Terr. and 14840 Newton. Still on their watch list: 7406 W 148th St., 7504 W 149th St. and 14717 Newton. Plus, the vacant homes at 7609 W 149th St. and 14826 Floyd St.

Donna will send out an email to check the interest of residents in having a fall garage sale and picking a date in October for the sale.

Considering having the fall social at Coach's on September 29th or October 9th. The cost of renting tents, tables and chairs to do an outdoor event is too high. Just renting the tents is \$3,200.

No new information to report on the Christmas event.

Architecture- Ajit was absent.

Lawn & Grounds- Annette presented the following report for June:

Since previous report, we've paid invoices totaling \$11,347.

May 27, paid Horizon \$1,310 for spring bed improvements, flowers and additional beds.

May 27, paid Horizon \$725 for chemical application to beds (weed control) and bed maintenance.

June 1, paid Horizon \$9,312 for May mowing, trimming, and blowing.

No Soliciting signs installed.

Sidewalk at common area near Floyd and 147th Street was repaired.

Painting- Harish was absent.

The person who prepared the Heatherwood PPG paint color catalog several years ago has prepared a catalog using similar Sherwin Williams paint colors. We will get some copies printed on high gloss paper.

Old Business-

Dan summarized the follow-up questions he had with the attorney. The attorney agreed that having one document that combines Villa and Duplex communities is the easiest way to communicate information for the community. He will combine to have one HOA Declaration of Restrictions and one HOA Declaration. He will note any items that are specific to a Villa or Duplex. The attorney will also revise the Declaration of Restrictions so the Architectural Committee language states "One Board member/voting and up to 3 other members, without restrictions as to whether they are villa or duplex owners.". The current Declaration of Restrictions allows for the HOA to sue for and obtain an injunction to prevent the breach and enforcement of the agreement. The additions of any monetary penalties would be in the updated document. Dan will have the attorney revise the new Declaration of Restrictions section he added on absence of the owner to allow absences of less than six consecutive months without Board approval. He had used a period of three months. Dan will also ask the attorney to revise the Declaration of Restrictions to specify that trash and recycling bins must be put back in the garage within 24 hours after trash service pickup. The attorney should complete the revised Declaration and Declaration of Restrictions within a few weeks. Copies will be distributed to all homeowners 30 days before the vote to approve the revised documents. Sandy will send an email to residents before the documents are hand-delivered. Documents will be mailed to rental property owners and owners of vacant properties. Signatures for voting on the revised documents must be notarized. We will need to provide a list of every lot number and the name on the deed to prepare signature blocks for the notary.

New Business-

Someone left a pile of cut up branches near the monument at 147th Street and Floyd.

A house on 148th Terrace has had their driveway and sidewalk sealed or painted. Is this allowed?

A resident on one side of a duplex had their roof inspected for hail damage and the roofer said that the other side's roof is in really bad condition. The other side is not currently occupied. Dan will talk to the HOA's attorney and see what actions can be taken to get the owner to get the roof repaired.

There is also a villa that has been unoccupied for a while. We will have to see if we can contact the owner to find out what their plans are for the property.

Two homeowners are having flooding problems due to water drainage from adjacent properties during heavy rainstorms. They inquired as to whether the HOA would pay to fix the issue. They will have to work with their neighbors to get the problem fixed, the HOA will not pay.

The next Board meeting will be at 6:00 pm on July 21st, at Dan and Sandy Jameson's house.

Annette made a motion that the meeting be adjourned and the motion was seconded by Sandy. The motion passed unanimously. The meeting was adjourned at 7:57 PM.

Respectfully submitted,
Rena Finster, Secretary