

HERITAGE HILLS HOMEOWNERS ASSOCIATION
ANNUAL MEETING
December 18, 2024 - Forest Elementary Media Center 7:00PM

President Joe Babcock called the meeting to order at 7:02 pm.

Board members present: President Joe Babcock, Butch Carrington, and outgoing Treasurer Steve Pien. Secretary Sandy Pepper was absent. Eric Gould volunteered to take minutes.

1. Attendance. At least 10% of the resident homes are required for a quorum. More than 39 appeared in person or by proxy. 33 personally appeared. There were 86 total proxies after cancelling proxies of people who attended in person instead. Joe Babcock had 56 solo proxies; Alan Vosko had 15 solo proxies; Eric Rosenthal had 6 solo proxies; Joe and Eric shared 1 proxy; Joe and Alan shared 2 proxies; Eric and Butch shared 5 proxies; Alan and Eric shared 1 proxy.
2. Financial Review.
 - a. 2024 Dues. 36 residences are in payment plans. The remainder are fully paid.
 - b. There is an approximate \$15,000 surplus for 2024.
 - c. There is approximately \$205,000 in the association savings account.
 - i. \$10,000 rainy day reserve
 - ii. \$100,000 capital reserve
 - iii. Balance represents funds committed for specific projects being carried over into 2025
3. Review of 2024 Projects. President Babcock acknowledged Butch Carrington's long-time involvement with all things involving Association common areas. He reviewed various projects accomplished and initiated. The complete list appears in the agenda, which follows the minutes. Key items:
 - a. The sprinkling system at all 5 entrances required some work. They will be checked in the spring. Residents are encouraged to contact the board if they see problems.
 - b. Trees – The willow tree in Park 2 by the bridge required significant clearing. Work will continue in 2025.
 - c. Paths – Work was postponed due to road construction.
 - d. Entrance signs and lights need repair and continued attention.
 - e. Quaker Way island will have tree/shrub work in 2025 now that road construction is complete. Eric Gould noted the 2023 minutes reflected the need for North Park Drive's island and asked the board for attention in 2025.
 - f. The Carriage Hill entrance still has electrical surge issues. A surge suppressor breaker was installed.
4. Vendor Contracts.
 - a. Lawn Mowing – existing contract expires in 2028.
 - b. Fertilizing – the TruGreen contract expired this month. Bids will be secured.

- c. Entrances – the Fire Guy Lawn Services expired this month. The board was extremely satisfied with the work and hopes to secure another contract.
5. Volunteer Committee. Carol Roble, Kathy Halliburton, Charese Aibana, and June Butler graciously agreed to serve on the committee.
6. Elections were held for the 2025 Board. The following residents were elected: Megan Collins, Jodie Dressler, Eric Rosenthal, Alan Vosko, Michael Bridges, Chris Shim, Butch Carrington, Joe Babcock, Jenny Spreng, and Sandy Pepper.

The meeting adjourned at 8:50 pm.

IN-PERSON ATTENDEES

Joe Babcock 34240 Commons	Steve Pien 30833 Oak Valley
Joe Evangelista 31079 Oak Valley	Cheryl Berlin 30900 Oak Valley
John McIntosh 31129 Verona	Vitaliy Mednik 31206 Verona
Jennifer Berberian 39018 N.Park	Trudy Nelson 31176 Perrys Crossing
Steven Wosina 35019 Quaker Way	Jeremy Long 35018 Quaker Way
Ross Weaver 35036 Quaker Way	Megan Collins 35181 Spring Hill
Chris Niemann 35241 Spring Hill	Steven Kirk 31054 Carriage Hill
Tracey Allen/Bob Schwartz 30988 Sutters Hill	Eric Gould 31150 N.Park
Carol Roble 31064 N.Park	Sandy Weiss 31036 N. Park
Kathy Halliburton 31010 N. Park	Jeffrey H. Weiss 31036 N. Park
June Butler 31101 Claymore	Linda Wright 33571 Heritage Hills
Alan/Sue Vosko 35300 Spring Hill	Joseph Salama 35253 Spring Hill
Charese Aibana 31290 Stonegate	Michael Bridges 35251 Old Timber
Eric Rosenthal 35372 Spring Hill	Judy/Barry Eisenberg 34443 Commons
Steve Mann 31079 Hunters Whip	Hunter Dale 31219 Stonegate Ct
Butch Carrington 31266 Claymore	Jason Charnas 34290 Commons Dr
John Ruelle 30936 N. Park	