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Heritage Hills Homeowners Association  
2021 Annual Meeting Minutes  
Tuesday, December 21, 2021  
7:00PM~9:00PM

1. 7:00PM - Roll Call, Proxy Count, and Opening Comments (Joe B.)  
  
Board Members: Ryan Kurrle, Joe Babcock, Dan Izzo, Jason Cox (proxy)  
Residents: See list
2. 7:10PM - Motion for Board Vote to approve November's Meeting's Minutes  
Approved
3. 7:21PM - Financial Situation To Date
  - a. Final Budget Review (Jason C./Treasurer)  
11 homeowners are delinquent but are on a plan  
1 homeowner is delinquent and not communicating with the board  
Attorney reviewed bylaws and deed restrictions - but was less than anticipated  
Under budget on projects since Covid limited our ability to initiate projects this year  
Anticipated large expenses on trails and restoring the entranceways
4. 7:25PM -2021 HOA in Review
  - a. Historic storm damage (trees, flooding, creek erosion, etc.)  
Next year
  - b. Partial bridge repair - Park 1  
Next year
  - c. Streets replaced!  
Paid for already by the city
  - d. Sign repairs at entrances  
Once the city is done we will have a final assessment
  - e. Loss of 2 board members due to home sales; Added 1 new member (secretary)!
  - f. Bear statue  
Some insect ate the statue from the inside out  
Looking to salvage that
  - g. Playstructure maintenance - Vendor will replace a partially corroded platform  
Vendor will replace in Spring.
  - h. MANY new neighbors!
5. 7:35PM - 2022 HOA Plans and Expectations - Capital Expenditures
  - a. Sprinkler repairs at Heritage Hills entrance  
Will be replaced as necessary after the thaw.
  - b. Rebuild of failing sign structure at Carriage Hill and Heritage Hills entrances  
Will be replaced after construction.
  - c. Landscaping (flowers/plants/trees) for Carriage Hill and Heritage Hills entrances  
Will be replaced after construction.
  - d. Path repair and replacement in several areas,



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d. Path repair and replacement in several areas,

1. Compare cost of Asphalt vs. Concrete

2. Compare cost of hand-laying asphalt at current width vs. machine-laying wider path

e. Parks 1, 2, and 4 Bridges - Further Repairs

f. Park 1 lawn and creek repair - GLWA should be funding this due to damage caused by them

Steve Wolf has requested that the HOA take more direct control of creek repair and maintenance. New board will look into this issue and advise further.

g. Nochange to annual dues. It remains at \$300 per year. Expect to see a Dues Notice in your mailemail at the end of December.

6. 7:45PM - 2022 HHA BOARD Elections

a. Ask which board members want to remain on the 2022 Board

b. Ask for new volunteers to join the 2022 Board

c. Vote for members of the new 2022 Board

We had 16 volunteers for the board this year. We elected 13, which is maximum per the bylaws, and have 1 volunteer for special activities committee member, who will not be a board member.

The board members are:

President - Joe Babcock

Vice President 1 - Ryan Kurrle

VP (alternate) - Jason Charnas

Secretary - Dan Izzo

Treasurer - Steve Pien

Member - Roosevelt "Butch" Carrington

Member - Jodie Dressler

Member - Sandy Pepper

Member - Erika Ray

Member - Benjamin Lachman

Member - Seymour Wolfson

Member - Steve Wosina

Member - Mike Krafchak

Special Committee Volunteer - Elshunta "El" Peoples-Terrell

7. 8:00PM - Comments or Questions - 3 minute time limit per resident/board member

Resident requested a directory and a more locked down time for the meeting. Continually update [website](#).

8. ~8:30PM - Meeting Adjourned