

Heritage Hills Homeowners Association
January 2022 Meeting Agenda (via ZOOM - Residents Only)
Wednesday, January 26, 2022
7:00PM-8:30PM

1. 7:00PM - Roll Call, Opening Comments, and Board Introductions (Joe B.)
 - a. Board Members: Joe Babcock, Steve Wosina, Jodie Dressler, Jason Charnas, Seymour Wolfson, Steve Pien, Sandy Pepper, Erika Lindsay, El Peoples-Terrell, Benjamin Lachman, Dan Izzo, Ryan Kurle, Butch Carrington, Mike Krafchak
2. 7:15PM - Motion for Board Vote to approve the Annual Meeting's Minutes
 - a. Approved
3. 7:17PM - Financials (Joe B. and Steve Pien)
 - a. Review/adjust preliminary budget
 - i. Steve will work to re-format the budget per Seymour's suggestions.
 - b. APPROVED-Preliminary budget (see modifications per board discussion)
 - i. Request to add 2021 actuals to prelim 2022 budget for comparison.
 - ii. Reserves grow by \$3,000 yearly (per Seymour)
 - iii. Davey- No increase in contract.
 1. Butch-to communicate garbage removal to Davey
 - iv. Joe proposes we add approximately \$500 to annual budget for someone to empty the garbage cans in the parks during the off months.
 - v. Tree trimming/stump removal- Increase to \$15k from \$10k
 - vi. Discussed new trees -Carriage Hill entrance
 1. Butch-Talk to Ms. Alexander (tree lady)
 - c. Board vote on TruGreen nominal price increase for 2022-no objections(official vote not taken)
 - i. TruGreen's supply costs have increased tremendously. Their own cost for fertilizer has risen 68% due to global supply issues and other factors.
 - ii. TruGreen has to raise our prices for 2022 by 3% (reduced from the 5% that they really wanted).
 - iii. We could try to terminate the contract and pursue another supplier, but from recent past bidding activities, no other supplier/contractor has come close to TruGreen's bids.
 - d. How or what can we do to assist residents who are going through tough times and need help with their dues payment?
 - i. Propose payment plan to homeowner to pay off by 2022 annual meeting
 1. No objections to this approach.
4. 7:32PM - Necessary Contract Work for our HOA
 - a. Sprinkler repairs at Heritage Hills and Carriage Hill entrances
 - i. Entrance sign repairs
 - ii. Plan for Spring Hill & Heritage Hills
 - b. Landscaping (flowers/plants/trees/and regular maintenance) at our entrances on streets the city will NOT replace this year.
 - i. Ryan to work on scope of work
 - ii. Jodie, Ryan & (Steve) will request several bids (Erika will send referrals).
 - iii. Joe to send the quote for Garden Guy
 - c. Path repair and replacement in several areas
 - i. Study costs of Asphalt vs. Concrete
 - ii. Study costs of hand-laying asphalt at current width vs. machine-laying wider path.
 - iii. Seymour stated that the reserves should cover the path repairs/replacement.
 - iv. Get estimates and then board will vote
 1. Will request estimates to patch only as well as tear out and replace (several sections need to be repaired)
 - d. Parks 1, 2, and 4 Bridges - Further Repairs
 - i. Bridge Repairs- Discussion regarding the options for viable repairs.
 - ii. Repair park 1 bridge like park 3
 - iii. Will compare costs for various repair options and prepare proposal when ready.
 - e. Park 1 lawn and creek repairs.
 - f. Repair to rusted part on park (Supplier will repair this spring at no charge as warranty work)
5. 7:45PM - Decide Committee Members and Chairpersons
 - a. Annual Picnic
 - i. Jodie Dressler (point person), El Peoples-Terrell, Erika Lindsay
 - ii. Pre-liminary budget \$7,620 (\$20/pp)
 - iii. 50/50 raffle
 - b. Welcome Committee
 - i. El Peoples-Terrell, Erika Lindsay, Jodie Dressler
 - ii. Treasurer/President to provide welcome committee members with new resident information.
 - iii. Committee will collect email addresses to add new residents to the directory
 1. Committee would like to present a plant along with a welcome bag/folder with the HOA by-laws/deed restrictions, park map
 - c. Others - Please bring your ideas
6. 8:10PM - Comments or Questions - 3 minute time limit per resident/board member
 - a. Seymour- Noted the board has a "legal obligation" to share phone numbers and emails of each board member with the entire listserv. Per Seymour, he wanted this to be on the official record.
 - i. Joe Babcock-to check with Brian Rich to inquire if we/the board has any legal obligation to share contact information.
7. Next HOA meetings:
 - a. February meeting- Thursday, March 3, 2022 7:00pm
 - b. March meeting- Wednesday, March 23, 2022 @ 7:00pm
8. ~8:30PM - Meeting Adjourned