

Heritage Hills HOA Board Meeting May 2014 Minutes

Board in Attendance:

- Brady Schultz
- Kelly Fischer
- Amy Clements
- Tom Boepple
- Charlita Harmon
- David Clark
- Lana Craddock

Board Absent

- Nick Nulph

CALL TO ORDER: 7:05PM

April Minutes were read by Amy Clements. Motion to accept by Charlita Harmon, seconded by David Clark. Minutes approved as read.

April cash flow was emailed prior to the meeting. Board discussed communicating with several residents behind on dues and approved establishing a payment plan for residents with larger balances. Motion to accept by Amy Clements, seconded by Charlita Harmon. Cash flow approved as read.

OLD BUSINESS:

- Thompson Lawn Care has taken care of overhanging limbs on Lantern & Heritage.
- Keltic Home Improvement was contracted to repair the mailbox on Buckboard. Due to their satisfactory work and pricing, Tom Boepple will get estimates from them to begin shade housing construction.
- The Grounds Committee is currently caught up in plumbing repairs. Regarding electric issues; 3 pressure switches have been replaced with 3 more awaiting replacement later in the season.
- Grounds Committee is still waiting on a bill from Thompson's for mowing.
- Covenants Committee finished mailing out trash can violation notices.

NEW BUSINESS:

- Parts of the fence along the east side of the Association need repair. Grounds committee will seek estimates.
- The board discussed what constitutes unauthorized work in green belt areas and concluded that all work (either by board members or residents) needs to be approved by the board beforehand.

- The board president assigned all mail-box repair issues to the Architecture Committee.
- The board clarified that all Covenant Committee notices need to be sent through the Association bookkeeping contractor to avoid redundancy and ensure organization.
- Grounds Committee noted several private “feeder” lines on HHOA wells. The board clarified that these feeds are not HHOA responsibility if broken, and residents are not authorized to create feeds into Association lines.
- Updating the covenants in 2015 was discussed. The board concluded $\frac{3}{4}$ quorum is required either by special meeting or proxy, and decided to table the topic until update nominations are made. One issue discussed was the term “trough fare” as it relates to overnight parking in the covenants. The meaning may be ambiguous and could benefit from updated verbiage.
- The board president discussed his vision to create short and long-term goals for the Association. Several ideas were brainstormed and the discussion remains open for additional ideas.

Motion to Adjourn made by David Clark, seconded by Charlita Harmon.

Meeting Adjourned at 8:34PM