

Heatherwood Condo Association
Board of Director's meeting minutes
April 15, 2019

Board Members: Luis Alarcon*, Dave Patera, Deb Wilson, Alan Knaus, Terrie Fanelli

Kramer-Triad: Chris Hancock

Co-owner:

*absent

- I. Call to Order: 5:35 p.m.
- II. Approve Agenda
- III. Guest Speaker – AllStar Alarm
 - a. Went over how the new pool security cameras and key fob system will work.
 - i. Key fobs will work as before, use them to get and in out of pool area. Doors will sound alarm if propped open. It will turn off when door shuts.
- IV. Approval of minutes
 - a. Feb – Still waiting for submission from Luis.
 - b. March 19, 2019 Motion to approve: Dave seconded by: Alan
- V. Monthly board votes, Motion to approve Deb, seconded by Terri.
- VI. Board and committee Reports
 - a. Treasurer report:
 - i. Did a new cd at 2.4% for one year for few hundred thousand.
 - ii. Alan had question about how security system was paid for, operating or reserves. It came out from reserves.
 - iii. Also about reserve study, not in budget till next year.
 - b. Landscape report:
 - i. Budgeted for 2 buildings, they're set to start this month to them.
 1. But question on watering them. Not sure if sprinklers will reach them or to pay someone to water. Brandon will submit bid for watering. But it may be better to wait to fall. Terri will speak with Brandon at A&H about delaying until fall.
- VII. Management Report
 - a. Annual calendar
 - i. Pool setup coming up, will be done by Pristine.
 - ii. Curb had a leak, Township has to fix it and will require digging in front of cabana to fix it.
 - iii. Carpet Cleaning has been approved. Chris will contact Bestway to arrange dates.
 - b. Sales report
 - i. Three sales, one was a foreclosure.
 - c. Financial report
 - i. Went over it, we're under budget for the year by \$12k.
 - ii. Township wants to switch to ebilling. Information was provided to them.
 - d. Modification requests
 - i. Didn't get enough details to make a decision. Request turned back to co-owner.

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- e. AOC Maintenance Summary
 - i. Went over maintenance charges.
 - f. Open Work orders
 - i. 2019 Balcony: Beams are in, will start on first 3 buildings in about a week. Notices will be posted soon. Will wait for rest of beams to come in and do drainage work in-between their arrival.
 - ii. 2019 Dry River Bed Drainage project: Drainage work will start a little after memorial weekend. One work order regarding reeds in bed will be held until Majestic does the work instead of A&H doing it now.
 - iii. Bylaw amendment project:
 - 1. Timetable July 15 to mail out new voting docs, end date Oct. 21 to collect last of ballots. Board will start going door to door Aug. 19 to collect votes as needed.
- VIII. New Business
- a. Pool Key food letter
 - i. Terri wants to set up time for people to come and pick them up for different days. There is money in budget for things. Cookies and punch. Board decided to mail the fobs and Terri can do social event the day of the pool opening. There is a little money in the budget for it. Pool rules will go out with the fobs.
 - b. Power Wash was tabled until the May meeting.
 - c. Road Patching Proposal: Board approved, KT will send the signed contract to A&R Sealcoating.
 - d. Insurance policy: Board discussed raising the insurance deductible to \$5,000 (from \$2,500). Issue tabled until the May meeting.
- IX. Old Business
- a. Trash & Recycling Policy
 - i. Discussed changing recycling, put some large ones at cabana for recycling. Other places are using closed containers. Proposal was tabled to the May meeting.
 - b.
- X. Adjournment Motion to adjourn by Deb, seconded by Terri, 6:54 p.m.
- XI. Next Meeting:
- a. May 20, 2019.