

Heathfield Homeowners Association Board Meeting Minutes

April 29, 2010

Attendees: Matt Parrott, George & Helene Mueller, Pam Baetz, Chris and Hugh Dalrymple, Tracy and Kevin Wittman

Opening

-Greeting to attendees by George Mueller.

Budget/Finance Committee Review

- George went over latest financial report. Noted water bill and few Social Committee expenses not in report.
- End of last year had surplus. Put into CD so we would have zero balance in account for beginning of 2010.
- Currently 5 unpaid assessments. Current status:
 - 3 have committed to making payments. Giving due dates on payment schedule helpful.
 - 1 in bankruptcy.
 - 1 still trying to contact.
- Some foreclosures in neighborhood are working out agreements with banks.
- Regarding liens:
 - Melody Parrott told by Charlotte-Mecklenburg Government Judgments Division they would file liens written by HOA's (for a fee) but they do not provide forms or assistance in writing liens and if liens are not written properly they will be thrown out of court.
 - George called paralegal who said that HOA liens (unlike other liens) put property into immediate foreclosure (she told George there would be no charge for call).
 - Kevin said few lawyers want to do HOA liens. Our neighborhood lawyer does. Found most people respond with payment with just a letter from lawyer.
- Need to get landscape bill to neighbor for yard work contracted by Board after moved out.
- George to evaluate if reduction in lighting bill due to new LED landscape lights put in place by Matt Parrott.

General Comments from Board

- Board and Committees need to all work together in a more unified manner.
- Neighbors should help one another when possible.
- Neighbors need to be and have been encouraged to get on a committee or serve on the Board if they wish to influence the decision making process.
- Need consistency in enforcing covenants.
- Board will decide if covenant violations have merit.
- Board can supersede committee decisions.
- Heathfield Organizational Flow Chart passed out.

Landscape Committee Review

- Neighborhood looking pretty good overall.
- Requirements as mandated by Board are "Mow, Blow, Edge and "Trim". Can do these things even in hard economic times.
- If neighbors don't care for lawn not fair to neighborhood.
- 5 letters originally sent from Landscape Committee. Ideas sent with letters as well.
- Good response from letters-only 1 home out of the 5 not in compliance. George to speak with homeowner.
- Landscape Committee indicated they needed to send out next 3 letters. Board mandated that neighbors must be spoken to in person before letters sent out.

Social Committee Review

- Adding kids section to newsletter.
- “Can-Do” event Wednesday. Will use Wal-Mart gift card Social Committee has to buy groceries in addition to the neighbor donations.
- Golf Tournament May 15th. Many participants. Matt Parrott to ask CKP to sponsor again this year.
- Going to have block party in neighborhood June 5th instead of cookout in the park. Will be in a cul-de-sac. Will have events for kids and cookout.

Miscellaneous

- Need to change venue for upcoming HOA meeting:
 - May have very large crowd and could be considered improper if held in home of person running for Board Position. Neutral location best for an election meeting.
 - Melody had looked into 7 other places that weren't available or too costly.
 - Pam to book Hawthorne's Restaurant.
- Problem with landscape/monument light timer. Matt to check on.
- If neighbor has more weeds than grass best thing to do is kill weeds, aerate then seed in September. Don't want to kill in summer.

Meeting Adjourned

- George Mueller adjourned meeting.