

Heathfield Homeowners Association Board Meeting Minutes

August 20, 2009

Attendees: Dave Johanson, Matt Parrott, Melody Parrott, Tracy Wittman, Kevin Wittman, Hugh Dalrymple, George Mueller

Opening

-Greeting to attendees by Dave Johanson

Landscape Committee Review

- No complaints in 3 months
- No current critical violations. Prior violations have made improvement
- Several lawns need to be reminded about general upkeep and fall items (fall items=weed control, aeration, fertilization etc.)
- Landscape Committee will put out flier to all neighbors as reminder of yard upkeep rules (trim, mow, edge, blow)
- Hugh Dalrymple to send Pam list from Landscape Committee to put in newsletter of yard items to address in fall
- Several homes having mold issues (on north side of home)
- Streak from air conditioner down side of one home-unsure if property owner aware

Social Committee Review

-Social Committee Chair not present

Architectural Committee Review

- Architectural Committee Chair not present

Budget/Finance Committee Review

- CD was rolled over
- Will be getting \$500 deposit back from Town Hall. They cashed check from Neighbors in the Park event and did not send return check yet
- Slight projected budget surplus at year end
- Suggest put any year end surplus money in CD before dues start to come in
- Want to keep dues money coming in for 2010 separate to see true year end budget figures
- Upcoming expenses prior to year end:
 - Social Committee event expenses
 - Fee to keep lawyer on retainer
 - Insurance
- Realtor on foreclosed home able to get HOA reimbursed for all expenses
- Based on current year end projections next year dues will remain the same
- Finance Committee to get budget drawn up before September HOA meeting
- Tracy will set up Finance Committee meeting-will meet on a Sunday

Contract Negotiations

- Wittman Lawn Care provided copy of their two maintenance contracts
- HOA will be seeking bids from other landscape companies
- Bids to be given to Matt Parrott
- Goal for new contract bids: must have same price as last year's cost or less
- Wittman Lawn Care will have opportunity to respond to whatever bids received
- When the homes are sold that are associated with ditch contract new owners will have to sign new contract
- Per Wittman Lawn Care before year end there will be one more pine needle spread and the fall plantings done for the front entrance

General Meeting Schedule and Agenda

- General HOA meeting set for Thursday, Oct. 1st 7:00 pm
- Sign will be put at front of neighborhood about meeting
- Matt Parrott to post on website
- Pam Baetz to put out meeting flier
- Tracy Wittman to book Library room

Miscellaneous

- Board Terms are as follows (staggered terms)
 - President-3 years
 - Vice President-2 years
 - Treasurer-1 year
- Bylaws were filed in Union Co. but are valid
- Kevin Wittman to provide complete set of bylaws to Secretary to be copied for Board