

Heathfield Homeowners Association General Meeting Minutes

October 13, 2009

Board Members Present: Dave Johanson (President), Matt Parrott (VP) & Melody Parrott (Secretary)

Welcome

- Dave Johanson welcomed all attendees.
- Explanation and apology given regarding why meeting was postponed (Independence High School principal was scheduled to speak at last meeting and it was mistakenly announced as a public meeting).

Budget

- If budget ratified tonight will not need 1st quarter HOA meeting.
- End of 2008 was budget deficit-looked like was going to have to go into Capital Fund.
- Board carefully went over figures to see what could trim for next year (2009) and what needed to be kept.
- In Treasurer's absence (George Mueller) Tracy Wittman went over 2010 budget (all present received copy).
- Line item for drainage areas explained. HOA paying for maintenance of 2 drain ditches-3327 Winter Heath Way and 6925 Heath Glenn Drive.
- Correction on post office box charge-actual \$44 not \$42.
- Kamran Ramyar asked about attorney expense: was for easement papers (for drain ditches), retainer fees etc.
- Will be a 20% increase in power and water so estimate is that budget will balance to zero next year.
- Assessments will go out beginning of Nov. Dues not increasing this year.
- Goal is to hold assessments at current level so looking for ways to save money. Some ideas include:
 - Avoid lawyer fees-will use bylaws and covenants to directly bill homeowners for violation issues. Property lien also option but have not had to use to date.
 - Reduce water by replacing sprinkler heads at entrance. Going to get quotes to see if may save in long run.
 - Monument lights almost worn out may replace and go with LED lighting-Matt Parrott to investigate new LED bulbs.
- Wittman Lawn Care helped to find ways to cut on landscaping costs. They also won bidding for next year.
- Motion requested to approve 2010 budget. Kamran Ramyar gave motion to approve and Ed Baetz seconded the motion.

Landscape Committee Review

- In Hugh Dalrymple's absence Dave Johanson did review.
- Neighborhood has improved as whole.
- Hugh worked hard to communicate what was expected of homeowners.
- Outline was sent out in a flyer which included mow, blow, edge and trim requirements.
- Communication of violations will be done one on one.
- Volunteers needed to work on Landscaping Committee to help with initial contact for violators (if unsuccessful problem goes to HOA Board). Kamran Ramyar volunteered to be on Committee.
- Violators shrinking each year.
- Question from Virginia Evans regarding when to put leaves at road for pick up: Sunday night.

Architectural Committee Review

- In Christine Dalrymple's absence Dave Johanson did review.
- Nothing new to report.
- Reminded homeowners to contact Christine for approval of any architectural changes. Also form on website.

Social Committee Review

- Pam Baetz gave review.
- Fall Festival postponed to Nov. 7th-couldn't do on original date due to forecast of rain (concern regarding yard damage and sound system getting wet). Will include:
 - Tractor contest
 - Costume contest-country theme
 - Dessert auction
 - Guess the M&M's in a jar
 - Dancing
 - Food
- Upcoming events:
 - Holiday Decorating Contest
 - Toys for Tots collection (Virginia Evans suggested toys be brought to Fall Festival)
 - Holiday Greeting Card Clinic (instead of cookie exchange)
 - Billiards Tournament
 - Spring Yard Sale again-some proceeds went to VFD last year
 - Holiday Tour of Homes in Dec. (around 1st)
- Asked for tractor race participants
- Kamran asked if still doing move in baskets: yes
- Newsletter coming out soon (running late)
- Dinner Club still ongoing-had new sign-ups
- Any suggestions for events welcome
- Dave thanked Pam for her work on Social Committee

Miscellaneous

- New neighbors introduced:
 - Karleen Lamb
 - Micheal
- New HOA Directories passed out
- Meeting Adjourned by Dave Johanson