

July 9, 2024

Heritage Village Meeting Minutes

Attendance:

Larry Butler
Robert Fuqua
Bobbi Jo Hinton
Norma Yarbrough
Dana Tiblier

Larry Butler called the meeting to order at 6:05 p.m.

Robert Fuqua made a motion to approve the minutes for the July 9, 2024 meeting. Norma Yarbrough seconded the motion. The motion carried.

Dana Tiblier reported on the financials of the Association. The current assets total \$730,261.85 as follows:

Clubhouse savings account balance is \$7,143.30

Certificate of Deposits account balance is \$28,490.92

Checking account and money market account balance is \$422,270.16

Through July 31, 2024 the Association has collected \$342,378.25 from both assessment for the damage caused by the storm on March 4, 2023. The cumulative balance of assessment and insurance proceeds minus expenses related to the storm is \$22,184.27. The Association applied for the depreciation from the insurance claim and a check in the amount of \$27,721.31 was received on August 5, 2024.

Through July 31, 2024 the total expense related to the tornado on December 9, 2023 are \$632,308.03. The remaining balance of insurance proceeds is \$279,352.11.

The Board answered questions from the owners as follows:

Inquiry regarding the swimming pool. Board informed the owners that the reserve study includes the pool repairs as a capital improvement expense in 2025 and plans to complete the repairs in time to open the pool for the 2025 swim season.

Inquiry about a Board discussion held in an executive session to pay funds to the property manager for work outside of the management agreement related to the insurance claims for wind and tornado damage. The Board did not distribute minutes since no decisions were made. The Board tabled further discussion until after all repairs from both claims are complete.

Inquiry regarding financials. Owner was advised to contact management to request a copy any financial statement and was advised that the audits are available to all owners in the portal.

Inquiry regarding carport roofs. The Board advised the owner that the reserve study vendor was provided dates for all carport roof replacement history and the Association will replace carport roofs in accordance with the reserve study.

Inquiry regarding dues for 2025 and statement about dues not keeping up with inflation. The Board informed the owners it had received the first draft of the reserve study and met with the vendor and property manager via Zoom to understand the reserve study and revision process. Revisions were submitted to the vendor to correct the dates of the phases in the community and to reflect maintenance records for the past 15 years. A reserve allocation was also added for foundation repairs. The second draft of the reserve study was received on August 5, 2024. The Board will review the revised draft and update management if further revisions are required. The Board plans to complete the reserve study in time to approve the 2025 budget and will rely on this information to determine the monthly dues for 2025. The Board will distribute copies of the reserve study via email once it is completed. The reserve study will also be available through the management portal and via mail for owners without email or access to a computer.

Inquiry about insurance. Dana Tiblier advised on what is covered under the Association's policy and what coverage an owner should also have. Letters were mailed to each owner in January of this year containing this information. Please contact her if you would like another copy.

Inquiry about the process to amend the governing documents to permit rentals. The Board advised the owner that the Board would have to approve the cost of legal fees to draft the amendment, and two-thirds of the owners would have to approve the amendment, on a notarized ballot for this amendment to pass. Owners are asked to notify the Board Secretary Andreas Schick via email at andreasmschick@gmail.com or the property manager Dana Tiblier via email at danatiblier@hotmail.com to gauge whether the community would support such an amendment. Feedback from the owners will be provided to the Board for consideration.

Inquiry about the Board's authority to spend Association funds. The Board advised the owner that the By-Laws provide this authority to the Board.

Inquiry about plant bed maintenance. Owner was advised that the plant beds are an owner responsibility and this information is included in the welcome letter mailed to new owners and in the governing documents. Owners who receive notice of violation are provided ten days in accordance with Paragraph 19 of the Master Deed. Owners are welcome to request extended grace periods, but are asked to submit the request in writing to the managing agent.

Inquiry about how violations are handled. Owner was informed that the manager performs one monthly inspection. Other violations are reported either by a Board member, or by a homeowner. Reports from homeowners are verified and reviewed by the Board.

Inquiry about what is covered by the landscaping contract. Owner was informed the landscaper mows the lawn and maintains the plant beds at the entrances and clubhouse, as well as shrubs in the common areas. The landscaping vendor does not pull weeds, perform tree maintenance, or any plant bed maintenance at the units. Owners were encouraged to submit written communication for review by the Board if they would like the scope of services reviewed or reconsidered. Owners who do not wish to maintain their plant beds may remove the plant bed at their unit. Owners who have units without a plant bed may submit a written request to install a plant bed at their expense.

Inquiry about asking the owners if Association funds could be utilized to remove plant beds at individual units if approved by 2/3's of the owners. It was determined after the meeting that this would require an amendment of the governing documents. Owners are asked to notify the Board Secretary Andreas Schick via email at andreasmschick@gmail.com or the property manager Dana Tiblier via email at danatiblier@hotmail.com to gage whether the community would support such an amendment. Feedback from the owners will be provided to the Board for consideration.

Inquiry about violation notices. Owners were informed that the violation notices reference the section of the Master Deed or By-Laws, or Rule Number.

Inquiry about vendors in the community. Owners were informed that the vendors may be recommended to the community, but are required to have a license when required by State Law, as well as the appropriate insurance coverage to include liability and worker's compensation.

Inquiry about tree removal at unit 200. The Board planned to prune the tree in the fall, but will have the tree inspected as soon as possible and determine the best approach after the inspection is complete.

Inquiry about the storage building beside the clubhouse. Owners were informed that the Board will be reviewing estimates to remove the storage building.

Board advised to perform biannual inspection of the property or appoint a committee to do so. Owners advised that the Board has been working on a list based on inspections and will review this suggestion at its September meeting. Owners reminded to report any items which need attention throughout the community to the property manager for the Board to review at its monthly meetings.

Owners requested clarification on homeowner versus Association responsibility be mailed to the unit owners within ten days.

The Board reviewed a rental unit report, work order report, homeowner correspondence report, and an update regarding compliance with the fireplace and dryer vent mandates.

The Board received the revised draft of the reserve study and will review prior to the September meeting.

The Board reviewed an update on the status of tornado damage repairs.

The Board discussed obtaining free trees through the Root Nashville program. Bobbi Jo Hinton volunteered to assist with preparing a plan to present to the Board. Dana Tiblier will contact the owners who assisted last year to determine if they are available to assist this year as well.

The Board asked Dana Tiblier to contact Aire Serv to inspect and repair the clubhouse HVAC.

The Board reviewed estimates to remove the storage building beside the clubhouse. Norma Yarbrough made a motion to approve the estimate from Choice Property Restoration in the amount of \$1,341.94. Robert Fuqua seconded the motion. The motion passed unanimously.

The Board reviewed correspondence from owners and asked Dana Tiblier to draft responses letters for review via email.

The Board received an update on an insurance claim for water damage inside units 1042 and 1043.

The Board discussed adding stop signs. Dana Tiblier will provide a map with the locations discussed for review by the Board via email.

The Board discussed adding no parking to the driveway in front of units 101 through 109, and tabled further discussion for the September meeting.

The meeting was adjourned at 9:43 p.m.