

# Heritage Village Meeting Minutes

July 9, 2024

## Attendance:

Larry Butler  
Robert Fuqua  
Bobbi Jo Hinton  
Norma Yarbrough  
Dana Tiblier

## SPECIAL NOTE:

- THIS MEETING HAD TO BE MOVE BECAUSE THERE WASN'T A QORUM ON JULY 3, 2024 DUE TO ILLNES OF SEVERAL BOARD MEMBERS.
- ONCE AGAIN, THE BOARD MUST APPOLIZE FOR THE LAST MINUTE RELEASE OF THE JULY MINIUTES. IT IS BEING ADDRESSED.

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- Larry Butler called the meeting to order at 6:00 p.m.
  - Norma Yarbrough made a motion to approve the minutes for the June 4, 2024 meeting. Robert Fuqua 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 \$7,018.24
    - Certificate of Deposits account balance is \$28,490.92
    - Checking account and money market account balance is \$694,752.69
    - Through June 30, 2024 Association has collected \$309,387.33 from both assessments 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 \$-2,469.99.
    - Through June 30, 2024 the total expense related to the tornado on December 9, 2023 are \$326,431.62. The insurance proceeds totaling \$911,660.14 have been received.
  - 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 voted to file a lawsuit against an owner for continued leash violations. The owner is denying all allegations. Legal counsel will be contacting owners who witnessed the leash violations.

- The Board reviewed the draft reserve study and asked for a meeting with the vendor to be scheduled.
- The Board reviewed an approval letter verifying the renewal of preapproval for FHA financing through June 26, 2027.
- The Board reviewed an estimate from Seacoating Specialist to restripe the clubhouse parking lot and the driveway at units 155-165. Bobbi Jo Hinton made a motion to approve the estimate with the cost divided between the clubhouse account and operating funds. Norma Yarbrough seconded the motion. The motion passed unanimously.
- The Board reviewed an estimate from DrainMaster Plumbing in the amount of \$1,695.00 to replace a broken water shut off valve outside unit 159. Norma Yarbrough made a motion to approve the estimate. Robert Fuqua seconded the motion. The motion passed unanimously.
- The Board reviewed an estimate from Choice Property Restoration to repair the roof on the storage shed at 143 in the amount of \$600 and an estimate to replace the roof on the storage shed at 143 in the amount of \$1,050. Bobbi Jo Hinton made a motion to approve the bid for replacement at a cost of \$1,050. Norma Yarbrough seconded the motion. The motion passed unanimously.
- All roof replacements have been complete except units 500, 502, 504, 506, 508 and 510. This last building will be scheduled after chimney replacement is completed.
- The Board received an update regarding an insurance claim filed for water damage from a plumbing leak inside units 1042 and 1043.
- The Board reviewed correspondence from owners and asked Dana Tiblier to draft responses letters for review via email.
- The Board discussed lawn debris in plastic bags left on the lawn. The disposal vendor cannot remove yard waste with trash collection because it is prohibited by Metro. The Board asked Dana Tiblier to have this waste removed. Owners are reminded that they are responsible for removal of yard waste at their own expense.
- **THE BOARD RESCHEDULED THE NOVEMBER MEETING TO BE HELD ON MONDAY, NOVEMBER 4, 2024 DUE TO ELECTION DAY.**
- The meeting was adjourned at 8:13 p.m.