

June 4, 2024

THE BOARD WOULD LIKE TO ISSUE AN APOLOGY FOR THE DELAY IN ISSUING THE MINUTES FROM THE JUNE MEETING. IT WAS UNAVOIDABLE DUE TO ILLNESS. WE WORK TO PUT IN PLACE CONTINGENCY PLANS TO ADDRESS THIS TYPE OF DELAY GOING FORWARD.

Heritage Village Board of Directors Meeting Minutes

This was an Executive Meeting of Board of Directors. The meeting was called to order by Larry Butler, Board President, at 6:05 pm.

Attendees

- Norma
- Andreas
- Larry
- Bobbie Jo
- Dana

Meeting Notes:

- A discussion was had regarding the weeds growing in the pool area. Dana was requested to have the landscapers remove weeds from pool during the summer.
- Dana reported that the Special Assessment delinquency makes up over \$12k out of \$24k in late payments.
- The Board had a discussion on the fines assessed for failure to have dryer vents inspected per our By-laws. Given that there are still people who have not gotten the dryer vent inspect, Andreas motioned that the Board initiate a progressive fine penalty on delinquent dryer vent cleanings.
 - Fines to increase by \$20 monthly until paid.
 - Bobbie Jo seconded.
 - Vote passed unanimously.
- There have been some concerns regarding the priorities of roof and chimney repairs.
 - First priority is to finish any chimney work preventing roofing work.
 - This includes reconstruction and chimney siding, but not chimney caps.
 - Our usual maintenance worker is handling the smaller work as a top priority to clear the way for new roofs.
 - Second priority is roofing repairs where work is cleared already.
 - Third priority is non-essential chimney repairs such as chimney caps.
- The usual maintenance contractor, Shane, estimated \$2,465.36 to repair the pool shed.
 - Bid will not be accepted regardless due to tornado priorities.
 - Board is looking into removing the shed entirely and the cleanup of the area..
- Driveway repairs:

- Board is looking into patching or replacing sections of asphalt around the complex but this work will not be until the storm/tornado repairs are completed.
- Board received three progressive bids for HVAC repairs to the clubhouse.
 - Norma motioned that we accept a revised bid to replace the capacitor and install a surge protector for \$532.73. These were deemed the more critical maintenance items.
 - As usual, this comes out of the clubhouse's funds.
- Water shutoff at unit 1033 has broken.
 - Board approved an emergency repair via email for \$1,652.68
- Board discussed a delinquent homeowner and decided to pursue foreclosure against the unit.
 - Dana will draft letters for the community to vote.
 - We require a 51% approval of all units to foreclose on the unit
 - UPDATE: THE HOMEOWNER IN QUESTION HAS REMITTED THE SUM IN QUESTION TO THE HOA THEREFORE THE FORECLOSURE PROCESS IS STOPPED.
 - The Board has also requested title searches on two additional delinquent units in the complex.
- A homeowner struck the light-post in front of 1022 recently. The Board will communicate with the homeowner regarding the repair.
- While it is standard to decorate the light posts around the community for the holidays, the Board must remind our neighbors that modifying the lights in any way is a hazard and will incur a fine. Additionally, if you do decorate a light post, you are also responsible for the removal of the decoration after the holiday.
- The Board received reports of another dog off leash in our community. We would like to remind everyone that this is a violation of community bylaws and city ordinances and is entirely unacceptable. We will be pursuing an assessment against the homeowner in question.
- The meeting was adjourned at 8 pm.