



Attendees:

Dana Tiblier - Manager
Larry Butler - President
Bobbi Jo Hinton - Vice President
Norma Yarbrough - Treasurer
Andreas Schick - Secretary
Robert Fuqua - Member at Large

Open Meeting:

- Operating Account Balance: \$60,638.30
- Reserve Account Balance: \$148,226.46
- Clubhouse Account Balance: 7,495.98
- Wind Damage Account Balance: \$59,949.41
- Tornado Damage Balance: \$154,840.60
- Unpaid Fees: \$25,658.39
 - Unpaid Special Assessments: \$8,387.52

The board announced that we have taken unit 107 to court over numerous infractions, including tampering with electrical services. The court date is scheduled for November 15th. Homeowners asked for guidance on how to handle the constant parking infractions.

Homeowner asked about tracking unoccupied units to ensure water lines are shutoff appropriately. The board is able to vote on a rule requiring homeowners to inform the board if they are not occupying the unit.

Homeowner asked about limiting unoccupancy of homeowners.
This would require attorney council on legality.

Homeowner asked about interest accrued in the budget. This is left as \$0 as the interest rates fluctuate. Year to Date the community has received \$53 in interest.

Homeowner inquired about the increase to maintenance fees, this is due to three factors:
Increase in insurance bill.
Increase in water bill.
Maintenance schedule as shown by the reserve study.

October 23rd, 2024

Heritage Village HOA Meeting Minutes

Homeowner asked about splitting water costs by home. There are only two water meters in the community. Changing this would require Metro Water to install separate meters at each unit. This would be at an unknown but likely considerable cost. Metro water is unlikely to do this with existing structures

As the current property insurance covered the community during the tornado, the board expects them to drop our contract. The insurance company must give 60 days notice and this notice may still be in the mail. Insurance quotes are only good for 30 days, so the board will preemptively look for a new carrier. Homeowner requested the community be informed if the insurance company drops our contract.

Board Meeting:

Board reviewed two additional bids for carport roof replacements for units 410 & 501.

Bid 1: $\$2,117 \times 2 = \$4,234.00$

Bid 2: $\$2,850 \times 2 = \$5,700.00$

Andreas motioned to accept Bid 1.

Robert seconded.

Motion passed.

Candy Wilson is looking for volunteers for the Heritage Village Social Club. Interested members should reach out to her at (615) 219-9148.