

HERITAGE VILLAGE OF SWARTZ CREEK  
BOARD OF DIRECTORS MEETING - COMMUNITY  
MARCH 9, 2021

The meeting was called to order by Ted Kramer at 6:05pm

Board Members Present: Ted Kramer, Ralph Kleinedler, Betty Limban, Jim Harris  
Dan Straka, Shandon Claspell and Jan Elde

Property Management Present: Dawn Bowman

The minutes of the February 9, 2021 meeting were read and approved

Motion: Ralph                      2<sup>nd</sup>: Ted

FINANCE REPORT: Dawn

- a. Dawn stated that our monthly financial report will be completed and forwarded to the Board on March 10, 2021.
- b. Dawn indicated that a few homes are delinquent on their dues and a letter will be sent to these homeowners.

NEW BUSINESS:

- 1. Architectural Modification Form – MISS DIG addendum on the online form. Dawn will contact the Website Administrator and have the addendum added.
- 2. Tax Assessment forms – several lots have a taxable value of \$16,347 and a few are listed at \$5,638. Jan questioned the difference. Dawn will contact the City of Swartz Creek for an explanation.
- 3. Sheds –  
There are some sheds within our community that do not comply with the ByLaws and are deemed illegal. Per the Heritage Village ByLaws, all sheds must be built with the same materials as the home including the siding. (Ref to Heritage Village ByLaws, Article II, Section 2A)  
These illegal sheds are being handled on an individual basis.
- 4. Lots –
  - a. Update from Carolyn McQuigg (Birkshire Hathaway) on a potential buyer for the lot in the condo section. Ted spoke with Carolyn and the buyer is no longer interested. Ted contacted Lucy Ham and she will list this lot.
  - b. Lucy Ham update to Ted – Lucy said she has received a few inquiries but nothing she would consider serious.

c. David Nemer contacted several board members asking if anyone knew of any existing ranch style homes were going on the market. David indicated that he had a client who would like to move into Heritage Village.

d. Ted said he will speak to Jeremy Morgan about the possibility of building another Spec Condo.

5. Tru-Green contract – The contract for Summer/Fall 2021 was the same price as last year. Motion was made by Dan and Seconded by Jan to accept this contract.

6. McNamara Lawn Proposal – The board reviewed the proposal. The cost is the same as last year.

a. Ted asked Dawn to assure that all of our vacant lots are mowed 2x's in the summer and fall as needed and not every week.

b. Ted asked Dawn to assure that we do not pay for grass cutting on the 2 new condos until the grass is growing adequately.

c. Ted asked Dawn to have the contract reworded to reflect these concerns and send the contract to Dan for his review prior to emailing to the board for approval.

7. Lilly Pads for the Ponds – NW and SW ponds only

Because the NW and SW ponds are so shallow, we consistently have a serious algae problem in these ponds. The board has had extensive conversation to find a remedy. Lily pads were proposed because they will shield sunlight from getting into the pond which increases algae growth and because they would add beauty. The board agreed to do an experiment:

a. Dawn searched on line for lily pads. A Michigan company (The Pond Guys) is expensive. Dawn found a company in Washington state that has reasonable prices, a 5 star rating and they guarantee their product.

b. Dawn said she would recommend 20-30 plants in each pond placed at the perimeter. These lily pads basically root themselves.

c. The Lily Pads would be placed in the NW and SW ponds only.

d. We would not treat these (NW-SW) ponds.

e. The SE and NE ponds would continue to be treated.

f. We have 4 fountains. Two fountains will be placed in each of the SE and NE ponds to increase aeration. (The west ponds are too shallow for the fountains. They plug up and shut off) Shandon indicated our current wiring should accommodate both fountains in the east ponds.

- g. Dawn spoke about solar aerators/bubblers for both west ponds to assist with keeping water in the shallow ponds circulating. She said they vary in cost.

Ted made a motion Dan 2<sup>nd</sup> The motion was passed  
Shandon will head up this project/experiment.

- 1) Dawn will purchase approximately 20-30 lily pads for each of the West ponds.
- 2) 2 fountains will be placed in each SE and NE ponds (4 total)
- 3) Both East ponds will continue to be treated.
- 4) Both West ponds will not be treated (unless necessary) .

This is an experiment and if the algae continues to be a problem, we can call for a treatment.

- h. Ted asked Dawn to get pricing for Solar Aerators/bubblers and share the pricing with the Board for a vote.

#### 8. Woodside Rental 3431 Heritage Blvd.

Per Heritage Village ByLaws, Dawn will contact Woodside Builders for a copy of the Rental Contract for this unit (new residents in February)

#### 9. Alleys –

- a. Replacement of the Alley behind St. Charles Pass from Heritage Blvd to Canterbury Dr.

Yeager Asphalt will honor the bid we received last fall to replace this alley. Dawn will contact them to assure we are still on the list to do this project this spring.

- b. Alley behind Heritage Blvd between Arlington and Augusta has some serious damage. Board is interested in what kind of temporary repair could be done.

- c. Alley behind new condos north end/west side of Heritage Blvd Very serious condition. We cannot afford replacement of this alley at this time and the Board is interested in a temporary repair.

- d. Ted asked Dawn to contact Yeager to see what they would suggest for a temporary repair and to get bids.

\*\* Our Alleys are in rough condition because they were not originally developed with a sufficient thickness of asphalt to accommodate the weekly garbage truck activity...

#### 10. Flint Journal Flyers at the Condo Mailboxes – because there are no newspaper slots on the Condo Mailboxes, these flyers are being wedged between

the mailboxes and are blowing loose and all over the neighborhood. Dawn will call and have them stop leaving these circulars.

11. Condo Builder – there are reports of general trash at the new condos not being contained and blowing all over the neighborhood. Dawn will contact the builder to have their guys contain any trash.

12. Large Roller at the north end of Heritage Blvd. has been there for several months. We are unsure who owns this equipment but the board wants it removed. Dawn will contact Woodside Builders to see if the roller is theirs.

13. Condo Step repair – Jim and Shandon will be installing the railing on the Condo that recently had the step repair, this spring.

14. Dawn Bowman made an announcement to the Board that she has purchased Leadership Management effective March 1, 2021. Dawn will continue as our personal Property Manager. Congratulations Dawn !!!

DATE/TIME OF THE NEXT ZOOM MEETING - APRIL 13, 2021. AT 6PM

ADJOURNMENT – The meeting was adjourned by Ted at 7:21pm

**CONTENT EDITED FOR PRIVACY**

Respectfully submitted,

Jan Elde