

HERITAGE VILLAGE OF SWARTZ CREEK
BOARD OF DIRECTORS MEETING- **COMMUNITY**
APRIL 13, 2021

The ZOOM meeting was called to order by Ted Kramer at 6:06pm.

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

Property Management Present: Dawn Bowman

Minutes of the March 9, 2021 meeting were reviewed and approved.

Motion: Ralph 2nd: Ted

FINANCE REPORT: Dawn

1. Dawn reported there are no changes in the delinquency report.
2. Our Cash Reserves are currently \$ 51,675.65. These funds will be used to pay for alley replacement and repairs.

LOTS WE HAVE FOR SALE Update - LUCY HAM, Realtor, joined our meeting to give the Board an update on the lots we have for sale in the Condo section.

1. Lucy gave an analysis of all lots available in Swartz Creek and reported that the supply of lots is greater than demand.
2. Our lots are currently listed at \$13,500 and Lucy suggested we lower 1 or 2 lots to stimulate interest. After discussion, the Board decided to lower Lot 86 and Lot 88 from \$13,500 to \$10,900.

Motion: Ted 2nd Ralph Motion passed

3. Lucy will contact Jeremy Morgan to see if he would build a model.

OLD BUSINESS:

1. Pond Plants – The Board decided last meeting to purchase Lily pads to be placed in the NW and SW pond in an experiment to see if this cuts down on the algae problem. The plants were acquired at no cost to the Organization and were placed in the NW and SW ponds ONLY.
2. Assessment values of 5 lots we own that seem inaccurate – Dawn is checking with the City of Swartz Creek for an explanation and will report back at the May meeting.
3. Lake Pro Agreement

- a. The LakePro Agreement has been finalized. We will only treat the NE and SE ponds at this time and monitor the West ponds with (lily pads). If we continue to have a serious algae problem, we will call and have the ponds treated as needed.
- b. LakePro – they have a dye available now that may help deter algae growth. Dawn will have LakePro add this dye in a few ponds which will be monitored for effectiveness.

**Due to the past very serious algae problems in our West Ponds, the Board decided to do an experiment with the Lily Pads and dye additive to see if these steps help. Dawn indicated that because Heritage Village is private property, we could remove the lily pads or thin them out if necessary.

- 4. Muskrats – Shandon reported that there were muskrats present in the NE pond and we have had a problem with these animals causing a lot of damage and chewing the electrical wiring on the fountains (we had to have fountain electrical wiring repaired last year). Shandon said he would set traps in the pond and relocate the muskrats when caught. If this process does not work, we may have to hire a professional trapper.
- 5. Fountains –
 - a. Because the NW and SW ponds are so shallow, the Board decided to place 2 fountains in each of the NE and SE ponds. No fountains will be placed in the west ponds.
 - b. Bubblers/Aerators - the Board will look into acquiring bubblers for the west ponds to assist with water movement to reduce the growth of algae. We will look into getting solar bubblers but we will make a decision based on keeping the cost low.
- 6. McNamara Lawn Agreement – has been finalized
- 7. TrueGreen – treats the common areas and all of the Condo areas. Dawn will contact TrueGreen to assure treatments are on schedule
- 8. Heritage Village Newsletter – no update at this time.
We need a volunteer to do this Newsletter.
- 9. Large Asphalt Roller in the field at the north end of Heritage Blvd is abandoned. We want it removed. Dawn contacted Woodside Builders and was told the machine is not theirs. Dawn will contact the City of Swartz Creek to see if it's theirs.

10. Alleys –

- a. Yeager Asphalt bid of \$22,500 (replacement of alley behind St. Charles Pass from Heritage Blvd to Canterbury) from last summer (previously approved by Board) will be honored this year.
- b. Dawn requested Yeager to bid on 2 problem areas in the alley behind Heritage Blvd for repair (not replacement).
- c. To keep cost lower, these bids will be combined with the original bid.
- d. Dawn will communicate with the Board via email when the bids are received so we can approve/disapprove.
- e. We will be placed on a project schedule when decision made. Dawn believes this project would be done mid summer.
- f. Residents who will be affected by these projects will be notified by Dawn so automobiles can be relocated to the street. The City of Swartz Creek and Metro Police will be contacted asking for permission to park cars in the street (at night) for the duration of this project.

11. Rental Agreement for a home rented by Woodside Builders. – per H.V. ByLaws, rental agreements for any home being rented in Heritage Village must be made available to the Home Owners Association. Dawn has made a request of Woodside Builders to provide this agreement.

12. Porch Railing replacement in the Condo area – Jim Harris

Jim and Ted will get together and order the railing and parts needed to install the railing on the porch. The invoice will be submitted to Leadership Management for reimbursement. Jim and Shandon will donate their labor and install the railing when supplies arrive.

NEW BUSINESS

1. A resident inquired if he needed board approval to cutdown a tree in his yard. There is nothing in the ByLaws and after a brief discussion it was determined he does NOT need approval. Jan will notify the resident.
2. Food Truck – Ted was approached by a food truck vendor (ex. Taco truck) inquiring if they could drive through Heritage Village and sell their food items (a schedule with available food and times) would be developed. A decision was not made and Ted will get additional information.

3. A Resident with concerns about Heritage Village sent an email to Dawn with a list of his concerns. Dawn discussed the email with the Board. Dawn will send a reply to this resident addressing his concerns and providing him with requested information.
4. A Resident asked if he needed to submit an Architectural Modification to have a 3ft by 3ft portable greenhouse on his back porch. The board agreed this is not a modification.
Motion was made to approve this greenhouse.
Motion: Ted 2nd: Jim. Passed

NEXT MEETING – Will be Tuesday, May 11, 2021. 6pm. ZOOM

ADJOURNMENT – The meeting was adjourned by Ted at 7:45pm

CONTENT EDITED FOR PRIVACY

Respectfully submitted,

Jan Elde