

HERITAGE VILLAGE OF SWARTZ CREEK
BOARD OF DIRECTORS MEETING- **COMMUNITY**
MAY11, 2021

The ZOOM Meeting was called to order by Ted Kramer at 6:07pm

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

Board Members Absent: Shandon Claspell

Property Management: Dawn Bowman

Minutes of the April meeting were read and approved.

Motion: Betty 2nd: Ted

FINANCE – Dawn

1. Dawn reviewed the Operating Report received from Nicole.
2. Dawn received communication from the sister of a resident and was informed the resident passed away in July 2020. The sister is handling the estate. This resident has an outstanding balance and Dawn will work with the sister to settle this issue.

OLD AND NEW BUSINESS:

1. Alleys
 - a. Dawn has been trying to contact Yeager Asphalt to schedule our alley and she is not getting any response. The Board is concerned that due to increased costs of materials, they may not want to honor the bid from fall 2020.
 - b. Ted will try to contact Yeager.
 - c. Dawn will seek other bids.
2. Ponds:
 - a. Lily Pads – Lily pads were not seen in the ponds. Dawn indicated they were to be planted 6 inches in ground under the water.
 - b. Algae buildup – the East ponds will be treated the week of 5-17-2021
The West ponds will not be treated unless the Board requests treatment.
 - c. Dye Additive – will be added to all 4 ponds to deter algae growth
 - d. Aerators – Shandon was checking on aerators. Dawn will contact Shandon for an update.
 - e. Muskrats – Shandon was going to try to trap and relocate the muskrats. Dawn will contact Shandon for an update.
It is thought we have several muskrats and may have to hire professional trappers to remove them. Muskrats will eventually cause a lot of damage to our ponds and have chewed electrical for our fountains.
3. Fountains – it was noted that only one fountain was placed in each of the East ponds. Due to the fact that the fountains won't work well in the shallow west ponds, two fountains were to be placed in each of the east ponds. Dawn has already contacted the fountain people and the other two fountains will be placed soon.

- a. The Food Truck was in Heritage Village on Wednesday, May 5th and everything seemed to go well. Dawn received positive reviews from residents.
- b. The Food Truck will be in Heritage Village every other Wednesday from approximately 4:30pm to 7:30pm.
- c. The original truck was located by the back ponds and the Board decided for greater exposure, the truck be located near the front entrance.
- d. Wahlberger Truck and another BBQ Truck has expressed an interest in coming to Heritage Village.
- e. Promotion- the Board discussed how to promote these trucks
Dawn indicated she will generate a flyer with a schedule on the various trucks and mail the flyer in addition to an email blast to residents.

A resident wants to erect a pre-built wooded shed. He submitted plans and the shed does not have shingles, vinyl siding to match his home or a floor. His plan does not comply with the Heritage Village ByLaws (Article II, Section 2, A. Outbuildings) After discussion, a motion was made by Ted that the ByLaws must be adhered to. Ralph seconded the motion and Board passed.

6. A resident – request for underground drainage (no drain present)

7. Condo Railing – Done !!! Thank you Jim for the installation

9. Lots – Lucy Ham spoke with Ted and said because of the greatly increased cost of building materials, we may not sell lots soon.

a. Lucy is contacting Jeremy Morgan to see if he will build a model home.

b. New Build Condos – on North part of Heritage Blvd. are nearing occupancy.

Dawn will make arrangements for 2 mailboxes to be installed for these new condos.

10. Rental Agreement for a unit rented by Woodside— received from Woodside

11.A resident submitted a letter of concerns to the Board. Dawn responded to his concerns and provided requested information.

12. Condo Lawn Mowing – condo resident, called Dawn to complain that his lawn is not being mowed well. Dawn and Ted will talk to this resident and contact Mike McNamara to inform him of inadequate mowing in the condo area.

13. Newsletter – for months, the Board discussed the need to have an avenue to disseminate information. It was felt that the creation of a Heritage Village Newsletter to better communicate information to residents, was needed. We have not found anyone at this point, to do a Newsletter. Dawn indicated she will create a Newsletter with information for residents in addition to the schedule of the Food Truck and mail the newsletter to residents.

THE NEXT ZOOM MEETING WILL BE HELD ON JUNE 8, 2021 AT 6PM

ADJOURNMENT – THE MEETING WAS ADJOURNED AT 7:05PM

MOTION: Dan 2nd: Betty

“CONTENT EDITED FOR PRIVACY”

Respectfully, Jan Elde

