

HERITAGE VILLAGE OF SWARTZ CREEK
BOARD OF DIRECTORS MEETING- **COMMUNITY**
JUNE 8, 2021

The meeting was called to order at 6:04pm by Ted Kramer

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

Property Management: Dawn Bowman

The Minutes of the May 11, 2021 were reviewed and with one correction, were approved. Motion made by Ralph and Seconded by Betty.

FINANCE REPORT: Dawn

Dawn gave the board a financial overview. Our reserve funds are building up and she suggested that we consider placing some of our reserve funds into a money market account to get interest. There was some discussion and the Board felt we should not place these funds into a MM account at this time.

OLD BUSINESS/NEW BUSINESS

1. Alleys – The Board had lengthy continued discussion about the alleys. We are between a “rock and a hard place”. The condition of all of our alleys are in bad shape with the St. Charles Pass alley being the worst. The alleys were initially NOT built correctly. Drainage in the St. Charles Pass alley was not done correctly. The base appears non-existent and the depth of the original asphalt appears to be about 2 inches (typical driveway asphalt depth is 4 inches). Our neighborhood was designed with alley access for weekly garbage pickup and the alleys are crumbling under the weight of weekly garbage truck activity. We have had bids in the past in the range of \$30,000 to \$45,000 to replace the asphalt only on the St. Charles Pass alley and this does not include correcting the drainage issue. Because all of the alleys will eventually need replacement, the Board discussed the possibility of an alley assessment from property owners to address all of the alleys. The Board does not want to do an assessment so we will continue build up our Reserve Account to address the alleys on an individual basis.
 - a. Yeager Asphalt – Dawn has been trying to contact Yeager and they will not return her calls. We had a bid from 2020 that the board accepted to

redo the alley behind St. Charles Pass however, Covid prevented this work from being done last fall.

- b. Dawn has requested bids from 3 other asphalt companies to redo the alley behind St. Charles Pass and will communicate these bids with the board as soon as she gets them. Dawn indicated that the costs of asphalt will increase and difficulty getting workers is an issue.
- c. Cold Patch – Dawn had some cold patch placed in some of the worst areas of this alley as a temporary fix until we can get the alley redone.
- d. Ted formed a committee asking Jim and Shandon to work with Dawn to come up with possible solutions and options for some temporary fixes in the worst areas until we can get the alley done correctly.

2. Ponds –

- a. The East ponds are doing well with 2 fountains in each pond.
- b. The SW pond is doing well.
- c. NW pond has a lot of algae and because of the shallow depth, additional treatments are expensive and ineffective.
- d. Pond plants are not visible yet. They may not be growing or more likely being eaten by muskrats.
- e. The west ponds are very shallow. We have not had sufficient snow melt and rain fall to replenish the water level.
- f. The Board discussed the benefits of an aerator for the NW pond to infuse oxygen into the pond to dissipate the algae. Some board members who have had ponds in the past have had success with using an aerator. The Board decided we should purchase an aerator.

Motion: Jim . 2nd: Shandon. Motion passed

- 3. Shed –A resident sent a request to Dawn to install a resin shed. Dawn informed him resin sheds do not meet the criteria according to the bylaws.
- 4. Condo Grass/Mowing and TrueGreen treatments
 - a. A resident had concerns about mowing – Ted spoke with him concerning his issues with his lawn and with mowing.
 - b. TrueGreen – Dawn had the new condos added to the contract and the treatment is now being done.
- 5. Lots – Lucy Ham speaks to Ted every two weeks and gives an update on the lots. Lucy indicated that due to the greatly increased cost of building materials, builders are reluctant to purchase properties at this time.
- 6. Newsletter – Dawn is preparing a Newsletter to disseminate information to property owners on a regular basis.

7. Food Truck – We have had positive feedback on the Food Trucks. The Food Truck schedule will be included in the newsletter. The Food Truck will be located near the entrance. Dawn will look into ways to advertise when the Food Truck is in Heritage Village.
8. Flag replacement – the Board approved Jim purchasing new flags for the entrance.
9. Flowers at the Roundabout – A generous and thoughtful neighbor, purchases, plants, and waters the beautiful flowers at the Heritage/Arlington roundabout. This gentleman does this each year. The Board would like to acknowledge and thank this resident for doing this. Ralph suggested a gift card.
Everyone agreed and approved getting the gift card for this resident.
Ted will purchase and Jan will write out a thank you. Ted and Jan will deliver this thank you gift to him.

Because some board members will be on vacation in July, it was decided to not have a Board Meeting in July. Business with the Board will continue via email and the next regular board meeting will be held Tuesday, August 10, 2021 at 6pm.

Adjournment : The meeting was adjourned at 7:41p by Ted

Motion: Jim 2nd: Dan

Edited for privacy

Respectfully submitted,

Jan Elde