

HERITAGE VILLAGE OF SWARTZ CREEK
BOARD OF DIRECTORS MEETING MINUTES
NOVEMBER 9, 2021

CALL TO ORDER: 6:10 p.m. by Ted Kramer

BOARD MEMBERS PRESENT:

Jim Harris, Jason Bennett, Ted Kramer, Shandon Claspell (via Zoom), Tina Ruhlman (via Zoom)

BOARD MEMBERS ABSENT: Mike Weiershauser, Daniel Straka

PROPERTY MANAGEMENT PRESENT: N/A (Dawn Bowman absent due to illness)

MINUTES OF LAST MEETING REVIEWED AND APPROVED:

Motion: Jim Harris Second: Jason Bennett

FINANCE REPORT – PROPERTY MANAGER:

1. N/A

OLD BUSINESS:

1. Roofing assessment possibility
Tony, owner of Clarkston Roofing, will be contacting Ted by December to set up an inspection of older condo roofs to see status of current condition.
2. St. Charles Pass alley committee status – TABLED (need status from Dawn)
3. Masonry bid for Mansfield stair project – TABLED (need status from Dawn)
4. Condo mailboxes – TABLED (Mike Weiershauser absent, working on petition)
5. Condo street lights
Ted will speak to City about view on unlit City streets in condo area
6. Vacant properties – TABLED
 - a. Price comparison to other subdivisions
 - b. Additional language to be added to future sales agreements that construction trucks not to use alleys

Ted advised that Lucy Ham has retired, and business has been taken over by someone else. He will reach out to that person to discuss vacant property values and adding language to sales agreements regarding nonuse of alleys by construction trucks.

NEW BUSINESS:

1. Budget – TABLED as should be discussed with property manager present
2. Jim Harris has removed the aerator from the pond and will be storing it in his garage until Spring when he will place it back in the pond.
3. Discussion of preparing a newsletter for residents

DATE/TIME OF NEXT MEETING:

Proposed 12/14/21 at 6 p.m., via Zoom* (need to talk to Dawn about it). Need to go over budget prior to year end.

*Tina Ruhlman not available that date, but can prepare minutes via Zoom recording.

Next regular meeting 1/11/22 at 6 p.m., via Zoom.

MEETING ADJOURNMENT:

Time: 6:25 p.m.

By: Ted Kramer 2nd: Jim Harris

Respectfully submitted,
/s/ Tina M. Ruhlman

HERITAGE VILLAGE OF SWARTZ CREEK

BOARD OF DIRECTORS MEETING MINUTES

January 11, 2022, 6:00 PM

Call To Order

- The Board of Directors meeting was called to order on Tuesday January 11, 2022, at 6:07pm via Zoom by HOA Board President, Ted Kramer.

Roll Call

Members Present:

- Ted Kramer, President
- Mike Weiershauser, Treasurer
- Daniel Straka, Member at Large
- Jim Harris, Member at Large
- Jason Bennett, Member at Large

Members Absent:

- Shandon Claspell, Member at Large

Leadership Management Reps Present:

- Dawn Bowman, Owner

Residents Present:

- No residents present

Approval of Meeting Minutes from December Meeting

- A motion to approve the meeting minutes was made by Jason Bennett, Supported by Ted Kramer. Board Voted to approve the previous meetings minutes

Finance Report – Leadership Management

- Dawn noted that due to illness of a member of Leadership management the current financial report was not complete. Dawn stated she would send out the report via email for the board to review once they were completed.

Open Session

1. Insurance Letter – Agreed that the attorney needed to remove/clarify portion related to the \$150 monthly dues to reflect that it was to cover common area maintenance for the unit's vs the previously stated insurance payments. With that change the board agreed the letter was good to send to the co-owners.
 - a. All changes to coverage and maintenance will continue through June 30, 2022, with Co-Owners being responsible for snow and lawn maintenance and insurance coverage for their units from July 1st, 2022, and onward.
 - b. Dawn will communicate that co-owners should reach out to her if there are further questions or clarifications needed.
 - c. Board agreed to hold off on holding an informative meeting regarding the changes unless it was determined necessary after the letter was sent out.
 - d. Ted stated that communication needs to go out to the builders and realtors about these changes so that they do not continue to communicate that maintenance and insurance is provided by the HOA.