

# **HERITAGE VILLAGE OF SWARTZ CREEK** **BOARD OF DIRECTORS MEETING MINUTES**

Tuesday April 11, 2023

Meeting Location: Held via Zoom

## **Call to Order**

6:01 PM by Jason Bennett

## **Roll Call**

### **Board Members Present**

Jason Bennett

Craig Weiershauser

Liz Arndt

Sandy Arrastibia

Shandon Claspell

### **Board Members Absent**

Dan Straka

Eric Anthony

### **Leadership Management Representative Present**

Tina Popour

### **Residents Present**

Dave Nemer

George & Ryan Zelenbaba

## **Discussion of Vacant Lots**

“Homeowner” presented two options regarding the future status of the eleven lots currently owned by the association. Option #1: Continue to own and try and sell these lots; or Option #2: Turn these lots over to the City for unpaid taxes, making them responsible for the maintenance and sale of each lot. This would relieve the association of the financial burden of maintaining and paying taxes on the vacant lots.

## **Finance report – Leadership Management**

Association has currently \$7,121.98 in cash; the First Reserve has a balance of \$32,460.12; the Second Reserve has \$12,022.84. Accounts receivable are \$7,300 and accounts payable \$241.58.

A reimbursement check issued to a resident in the amount of \$427.46 remains outstanding since 4/2021. A new check will be issued, if necessary.

Delinquencies currently are \$7,300, with \$5,575 being association dues. There is one resident with dues owed to the association exceeding one year. Tina will contact the attorney to have this matter turned over to collections.

### Resident Comments/Issues

Resident concerns regarding the alley behind St. Charles Pass, which due to the patch being elevated is causing flooding in resident's yards. The quote received last year for repair for the runoff area was discussed. There are other areas impacted as well, to a lesser degree, in the subdivision.

George and Ryan Zelenbaba presented a bid for summer landscaping. Bids were due in February.

Tina was contacted by a resident regarding the installation of streetlights in the back section of the subdivision and was addressed at the meeting.

### Board Discussion Items

1. Placing reserve funds into money market funds may be a better option than tying up the money in CDs.
2. Fencing requirements discussed. Fencing needs to be white vinyl, including fence entrances.
3. Vacant lots will be addressed with the attorney.
4. Mailbox situation discussed for homes in the rear of the subdivision, need post office cooperation.

### Next Meeting:

May 9, 2023, at 6 pm

### Adjournment

Time: 7:24pm

Motion: Craig Weiershauser; Second: Liz Arndt

