

# **HERITAGE VILLAGE OF SWARTZ CREEK**

## **BOARD OF DIRECTORS MEETING MINUTES**

Tuesday May 10, 2023

Meeting Location: Held via Zoom

### **Call to Order**

6:02 PM by Jason Bennett

### **Roll Call**

#### **Board Members Present**

Jason Bennett

Liz Arndt

Sandy Arrastibia

Eric Anthony

#### **Board Members Absent**

Craig Weiershauser

Shandon Claspell

Dan Straka

#### **Leadership Management Representative Present**

Tina Popour

#### **Residents Present**

None

#### **Guests Present**

Lucy Ham

### **Discussion of Vacant Lots**

Lucy Ham provided some information regarding vacant property sales in Swartz Creek and pricing/listing of our lots. She suggested dropping the price of our two lots listed at \$9,900 down to \$8,900 to stay competitive in the area and try and draw some interest and while leaving the others at \$13,500 for now with the possibility of reducing those prices later if warranted. She will also be updating the listings, so the descriptions and dues amounts are accurate. The Board will decide on these measures after conferring with the absent board members.

### **Finance report – Leadership Management**

Association currently has \$5,603.64 in cash; the First Reserve has a balance of \$33,048.08 the Second Reserve has \$12,222.85. Accounts receivable are \$6,850 and accounts payable \$557. A reimbursement check issued to a resident in the amount of \$427.46 was recently reissued.

Delinquencies currently are \$6,150, with \$4,225 being association dues. There are two residents with dues owed to the association exceeding one year. While letters have been sent, a 14 day final notice letter will be sent to these residents.

### Resident Comments/Issues

Jim Harris requested approval to plant a tree between the sidewalk and road at 3270 Heritage Blvd. Placement should be at least 6 feet from property line. Tina said a modification form would need to be completed and submitted to Leadership Management. Jason said he would send that form to Jim.

Eric Anthony inquired as to what the process is to combine units 48 & 50. The requirements are that both lots are fully owned and registered to the resident; a formal request needs to be made to the County, then to the board for that consolidation; if approved the master deed and site plans would need to be updated with the new boundaries and new % of ownership numbers for each co-owner; with all costs incurred related to this process would be paid by the resident requesting the consolidation.

### Board Discussion Items

- a. The bike path is going to be continued to the west to the Consumers Energy easement and go up that easement path and connect to the elementary school on Elms Road.
- b. Parks Education funding was received, and the city plans to install informational sign displays that will reference the planets in the solar system along the path starting at Elms Park and ending at the proposed Disk Golf Park.
- c. A \$750K grant was received to complete the park project.
- d. The repair of the pond drain damaged during the bike path paving is still being pursued by the city to have the contractor make those repairs.
- e. Streetlight installation for the north side of the development is progressing, as the city will send pricing information.
- f. The city has reiterated that co-owners need to have board approval for property improvements before submitting requests for approval from the city. Leadership Management plans to send a newsletter to keep residents aware of what is happening nearby and touch on the procedures related to property improvements.
- g. The proposed development east of Heritage Village appears to be at a standstill at present.
- h. Great Lakes Concrete & Paving came out and gave an estimate for repairing the road and the drains. Several options were discussed, regarding the repair, from complete tear out to repaving the area.
- i. Lawn care issues at two addresses were mentioned and Leadership Management will send out reminder letters.

- j. McNamara Lawn will be contacted to ensure that proper trimming around the common area trees will be performed as per the contract.
- k. No real issues with the geese this year so far at the ponds.
- l. There is an option to have in-person board meetings at the Leadership Management office, if desired.

#### Next Meeting:

June 19, 2023, at 6 pm

#### Adjournment

Time: 7:18 pm

Motion: Liz Arndt; Second: Jason Bennett