

HERITAGE VILLAGE OF SWARTZ CREEK

BOARD OF DIRECTORS MEETING MINUTES

Tuesday October 10, 2023

Meeting Location: Held via Zoom

Call to Order

6:08 PM by Melissa Cantey

Roll Call

Board Members Present

Jason Bennett

Sandy Arrastibia

Craig Weiershauser

Dan Straka

Stan Dungerow

Board Members Absent

Eric Anthony

Leadership Management Representative Present

Melissa Cantey

Residents Present

Nancy Dungerow

July Meeting Minutes: Motion to approve – Craig Weiershauser; Seconded by Dan Straka.
Approved by board.

Finance report – Leadership Management

Association currently has \$2,733 in cash; the First Reserve has a balance of \$35,991. The Second Reserve has \$12,241. Accounts receivable is \$4,525 and accounts payable have a balance of \$0.

Resident Comments/Issues

None

Board Discussion Items

- a. Resident Violations – Going forward Melissa will notify the board of violations that need to be sent to the property owners before they are issued. Also, Melissa will create a master spreadsheet keeping track of all violations and their status, which she will share with the board.

- b. Board invitation for Stan Dungerow to join the board. Motion by: Sandy Arrastibia; seconded by Craig Weiershauser and unanimously approved by the board.
- c. Weeds violation at Unit 114 – there were extenuating circumstances regarding a large bee’s nest that inhibited proper weeding. This was resolved and the board agreed that the warning be wiped off the record.
- d. St. Charles Pass paving – Board is still looking at possible sources to fund this project, with the estimate of costs about \$67K, with the reserves about \$20K short of that total.
- e. Sale of lot #86, closing set for next March or April.
- f. Site map changes in the by-laws require a quorum, so options to acquire resident votes were discussed and tabled until Spring of 2024. Also, site map numbers do not agree with the city tax records.
- g. Streetlights installation – Jason will contact the city to get an update if available.
- h. Black post installed at entrance – likely a new street sign and stop sign combo.
- i. Nicole March is working on obtaining bids for the 2024 lawn service.
- j. Jeremy Morgan cleaned up the debris on lot #87 and #88 in September.
- k. Possible builder purchase of three lots on Heritage Blvd, #85-87.
- l. Melissa will let us know when the 2024 budget needs board approval.
- m. Accounts Receivable are currently \$4,525, with \$2,850 being association dues, \$675 are delinquent charges and \$1,000 are resident fines.

Next Meeting via Zoom:

Tuesday November 14, 2023, at 6 pm.

Adjournment

Time: 7:11 pm

Motion: Dan Straka; Seconded by: Jason Bennett