

HERITAGE VILLAGE OF SWARTZ CREEK

BOARD OF DIRECTORS MEETING MINUTES

Monday February 13, 2024

Meeting Location: Held via Zoom

Call to Order

6:12 PM by Melissa Cantey

Roll Call

Board Members Present

Jason Bennett

Sandy Arrastibia

Craig Weiershauser

Dan Straka

Stan Dungerow

Eric Anthony

Board Members Absent

None

Leadership Management Representative Present

Melissa Cantey

Residents Present

None

November Meeting Minutes: Motion to approve – Stan Dungerow; Seconded by Craig Weiershauser. Approved by board.

Finance Report – Leadership Management

Association currently has \$17,225 in cash; the First Reserve has a balance of \$32,694. The Second Reserve has a balance of \$12,254. Accounts receivable is \$11,220 and accounts payable have a balance of \$0.

Resident Comments/Issues

None

Board Discussion Items

- a. Unanimous Approval of the Board for Liz Arndt to join the Board.
- b. Accounts receivable are currently \$11,220, with \$7,675 being association dues, \$1,150 are delinquent charges, and \$2,145 are legal fees.

- c. Resident delinquencies and late fees and the steps necessary to collect the outstanding balances were discussed.
- d. Complaints regarding certain blight ordinance violations were addressed.
- e. The Board approved the streetlight installation that was proposed by Consumers Energy.
- f. The pond maintenance contract was approved for six treatments, after two treatments we will assess if additional measures are needed.
- g. Several requests have been made regarding building homes on slabs. The board is researching the original HOA documents regarding design standards.

[Next Meeting via Zoom:](#)

Tuesday March 12, 2024, at 6 pm.

[Adjournment](#)

Time: 7:28 pm. Motion to adjourn was made by Dan Straka and seconded by Liz Arndt.