

HERITAGE VILLAGE OF SWARTZ CREEK BOARD OF DIRECTORS MEETING MINUTES

Monday March 12, 2024

Meeting Location: Held via Zoom

Call to Order

6:00 PM by Melissa Cantey

Roll Call

Board Members Present

Jason Bennett

Sandy Arrastibia

Craig Weiershauser

Liz Arndt

Dan Straka

Stan Dungerow

Board Members Absent

Eric Anthony

Leadership Management Representative Present

Melissa Cantey

Residents Present

None

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

Finance Report – Leadership Management

Association currently has \$19,306 in cash; the First Reserve has a balance of \$33,722. The Second Reserve has a balance of \$12,257. Accounts receivable is \$7,945 and accounts payable have a balance of \$0.

Resident Comments/Issues

None

Board Discussion Items

- a. Accounts receivable is currently \$7,945, with \$3,525 being association dues, \$825 are delinquent charges, and \$2,145 are legal fees.
- b. Accounts receivable, which consists mainly of annual dues owed and late fees related to them. Essentially half of the receivable amount is from one property, and they plan to pay that in full within 30 days.
- c. The idea of moving the semi-annual payment of dues to February and August commencing in 2025 was discussed.

- d. Rules and regulations documentation is being prepared, which will clarify our by-laws.
- e. The City of Swartz will enforce any violations that fall into their blight ordinance regulations.
- f. The lawn maintenance contract bids were reviewed, and the lowest bid received was from McNamara's Lawn Care. The motion to approve McNamara the contract was made by – Jason Bennett, seconded by – Liz Arndt, and approved unanimously by the board as well.
- g. The \$1,000 received as good will or earnest money on the sale of lot #86 was discussed, as they have until March 30, to purchase the lot or forfeit this amount.
- h. This year's annual garage sale for Heritage Village was designated as the May 16th -18th. Jason Bennett has the flyer from last year and will get it updated and passed out to the residents, Melissa will also email the flyer to the residents.
- i. Stan Dungerow will order new flags for the entrance, both U.S. and State of Michigan.

[Next Meeting via Zoom:](#)

Tuesday April 9, 2024, at 6 pm.

[Adjournment](#)

Time: 7:00 pm. Motion to adjourn was made by Liz Arndt and seconded by Dan Straka.