

HERITAGE VILLAGE OF SWARTZ CREEK BOARD OF DIRECTORS MEETING MINUTES

Monday April 10, 2024

Meeting Location: Held via Zoom

Call to Order

6:02 PM by Jason Bennett

Roll Call

Board Members Present

Jason Bennett

Sandy Arrastibia

Craig Weiershauser

Liz Arndt

Eric Anthony

Board Members Absent

Dan Straka

Stan Dungerow

Leadership Management Representative Present

Melissa Cantey

Residents Present

None

March Meeting Minutes: Motion to approve – Liz Arndt; Seconded by Craig Weiershauser.
Approved by board.

Finance Report – Leadership Management

Association currently has \$10,586 in cash; the First Reserve has a balance of \$33,731. The Second Reserve has a balance of \$12,260. Accounts receivable is \$8,080 and accounts payable have a balance of \$0.

Resident Comments/Issues

None

Board Discussion Items

- a. Accounts receivable is currently \$8,080, with \$3,525 being association dues, \$3,148 of dues/fees that was paid but not booked yet and \$825 are delinquent charges.
- b. Large delinquencies were discussed. A payment of \$3,148 was received, leaving a balance of \$982 which are late fees.
- c. The remaining receivables are about four owners that owe their annual dues from January and related late fees.

- d. A proposed shed location was discussed. The board voted unanimously to deny the placement, as it is down the driveway, and it should be located within the outer perimeter of the house. Melissa will notify the owner and he can resubmit a plan with an appropriate location if desired.
- e. The ponds will be treated the week of 4/16/24. The fountains will be installed shortly after that time.
- f. Melissa will be preparing a newsletter to be distributed, with information and reminders about homeowner reminders regarding pets and property upkeep.
- g. Melissa will get bids for the repair of the St. Charles Pass alley.
- h. Once we decide on a bid, we will then determine how much of an assessment is required.
- i. New construction was discussed, mainly that prospective builders have copies of our development blueprint. We will ensure that they present plans for new construction and that they conform to our guidelines.
- j. The Board reviewed the Rules and Regulations documentation that Liz Arndt created, some changes were made, and she will revise this document and send it to the board by this weekend for review.

Next Meeting via Zoom:

Tuesday May 14, 2024, at 6 pm.

Adjournment

Time: 7:16 pm. Motion to adjourn was made by Liz Arndt and seconded by Jason Bennett.