

HERITAGE VILLAGE OF SWARTZ CREEK BOARD OF DIRECTORS MEETING MINUTES

Tuesday June 11, 2024

Meeting Location: Held via Zoom

Call to Order

6:02 PM by Jason Bennett

Roll Call

Board Members Present

Jason Bennett

Sandy Arrastibia

Dan Straka

Craig Weiershauser

Liz Arndt

Stan Dungerow

Eric Anthony

Board Members Absent

None

Leadership Management Representative Present

Melissa Cantey

Residents Present

None

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

Finance Report – Leadership Management

Association currently has \$18,490 in cash; the First Reserve has a balance of \$34,768. The Second Reserve has a balance of \$12,266. Accounts receivable is \$3,675 and accounts payable have a balance of \$1,192.

Resident Comments/Issues

None

Board Discussion Items

- a. Accounts receivable is currently \$3,675, with \$1,775 being association dues, and the remaining \$1,900 consists of late fees, penalties and delinquent charges.
- b. Melissa will be driving through the subdivision to check for violations a few times a month.

- c. The usage of the farm property by residents for their personal use has been addressed, as the brothers that own the property have contacted those involved and indicated these items be removed. The City will need to address the issue of residents using their property as well.
- d. Wistuba will be contacted to mow a strip of the farm property along the outer area of the alleyways.
- e. The pile of dirt that was dumped next to the Zelenbaba residence is still there. The lot owner, will be notified that this pile needs to be either removed or leveled.
- f. The vacant lots need to be mowed. The owners of these lots will be informed that they need to maintain them and if they do not respond, the city will be notified, and they will handle mowing and billing the owners. Melissa will contact Wistuba and request they mow the lots owned by the Association.
- g. The construction companies will be informed that heavy construction vehicles are not allowed on the alleyways, as they do immense damage to them.
- h. Curb Co will be contacted to discuss what is required to repair the St. Charles Pass alleyway.
- i. The HOA Rules & Regulations document was reviewed. Sandy Arrastibia made a motion to approve them as presented; this was seconded by Craig Weierhauser and the board voted unanimously to approve them. Liz will get Melissa a copy and they will be presented at the annual meeting in August.
- j. The site of the annual meeting in August was discussed, possibly having it held at the Swartz Creek City Hall. Jason contacted the city about its availability, and they were going to get back to him regarding the date we requested.
- k. Consumers Energy invoice for the streetlights was paid. Jason will take pictures of the streetlight posts that need to be stabilized and contact Consumers for repair.
- l. Melissa will follow up on the east pond fountain repair status.
- m. Wistuba has us on their schedule for lawn fertilizing.

[Next Meeting via Zoom:](#)

Tuesday July 9, 2024, at 6 pm.

[Adjournment](#)

Time: 6:55 pm. Motion to adjourn was made by Dan Straka and seconded by Liz Arndt.

