

HERITAGE VILLAGE OF SWARTZ CREEK BOARD OF DIRECTORS MEETING MINUTES

Tuesday January 7, 2025
Meeting Location: Held via Zoom

Call to Order

6:02 PM by Craig Weiershauser

Roll Call

Board Members Present

Sandy Arrastibia

Liz Arndt

Craig Weiershauser

Members Absent

Eric Anthony

Jason Bennett

Leadership Management Representative Present

Melissa Cantey

Residents Present

None

November Meeting Minutes: Motion to approve – Liz Arndt; Seconded by Sandy Arrastibia.
Approved by board.

Finance Report – Leadership Management

Association currently has \$1,530 in cash; the First Reserve has a balance of \$38,395. The Second Reserve has a balance of \$12,285. Accounts receivable is \$2,490 and accounts payable has a balance of \$0.

Resident Comments/Issues

None

Board Discussion Items

- a. Accounts receivable is currently \$2,490 as of 12/31/24. As of 1/07/25, the balance is \$485, primarily related to delinquencies and fines. The reduction is due to owners who paid balances due after being served with attorney letters.
- b. The Master Deed still needs to be updated. Updating will be costly due to updates needed to the map. Craig mentioned that he thought the map had already been updated by a prior legal firm. Melissa will look through files between 01/01/2022-12/31/2022 to see if they have the revised map excluding the limited common element areas.

- c. Melissa will send letters to owners of lots not owned by the board or the city in March 2025. They will need to mow them appropriately or they will be billed for this service.
- d. The 2025 budget, which was worked on by Liz and Nicole, was reviewed. A motion to approve was made by Sandy Arrastibia, seconded by Craig Weiershauser and unanimously approved by the board.
- e. St. Charles Pass – An evaluation of needs is necessary by an engineer. Discussion tabled until the next board meeting.

Next Meeting via Zoom:

Tuesday February 11, 2025, at 6 pm.

Adjournment

Time: 6:28 pm. Motion to adjourn was made by Liz Arndt and seconded by Sandy Arrastibia.