

# HERITAGE VILLAGE OF SWARTZ CREEK BOARD OF DIRECTORS MEETING MINUTES

Tuesday February 11, 2025  
Meeting Location: Held via Zoom

## Call to Order

5.58 PM by Jason Bennett

## Roll Call

### Board Members Present

Jason Benett

Sandy Arrastibia

Liz Arndt

Craig Weiershauser

### Members Absent

Eric Anthony

### Leadership Management Representative Present

Melissa Cantey

### Residents Present

None

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

## Finance Report – Leadership Management

Association currently has \$24,752 in cash; the First Reserve has a balance of \$38,912. The Second Reserve has a balance of \$12,287. Accounts receivable is \$760 and accounts payable has a balance of \$25.

## Resident Comments/Issues

A resident contacted Melissa regarding the icing in the alleys. In the future the board agreed that Jason Bennet, being located directly in that area, can approve salting of those alleyways if required. This will expedite getting them treated.

## Board Discussion Items

- a. Accounts receivable is currently \$760 as of 1/31/25.
- b. The Master Deed updated map was discussed. Common area designation is the main issue. The second amendment to the master deed, which will need owner approval, can be submitted at Genessee County. We will start this process this spring.

- c. Melissa is gathering bids for pond maintenance. She plans to have bids at the next board meeting at which time they can be considered and a contract awarded.
- d. St. Charles Pass – An evaluation of needs is necessary by an engineer. Discussion tabled until the next board meeting, when the snow is not covering the area.

#### Next Meeting via Zoom:

Tuesday March 11, 2025, at 6 pm.

#### Adjournment

Time: 6:34 pm. Motion to adjourn was made by Liz Arndt and seconded by Sandy Arrastibia.

