

HERITAGE VILLAGE OF SWARTZ CREEK BOARD OF DIRECTORS MEETING MINUTES Tuesday March 11, 2025 Meeting Location: Held via Zoom

Call to Order

5:57 PM by Jason Bennett

Roll Call

Board Members Present

Jason Bennett
Sandy Arrastibia
Liz Arndt
Craig Weiershauser

Members Absent

Eric Anthony

Leadership Management Representative Present

Melissa Cantey

Residents Present

None

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

Finance Report – Leadership Management

Association currently has \$28,234 in cash; the First Reserve has a balance of \$39,429. The Second Reserve has a balance of \$12,289. Accounts receivable is \$11,058 and accounts payable has a balance of \$0. Accounts receivable includes amounts from HOA owned properties. These amounts will fall off the following month.

Resident Comments/Issues

A resident contacted Melissa regarding late fees, pond maintenance and the alleys. Melissa was able to explain that the fees are among the lowest

compared to other properties and that the HOA is continuing to work on the best maintenance for the ponds and alleys.

Board Discussion Items

- a. No current resident violations.
- b. Vacant lots (not owned by the HOA or the City) maintenance – Melissa will send notices in April to owners of these lots regarding their responsibility for upkeep of the property. They will need to either maintain their own property, or pay the association for maintenance, or be referred to the City for maintenance.
- c. Two pond maintenance bids were received. One more is expected soon. Melissa will reach out to Clay Wistuba, per Craig Weierhauser, who may have an additional contact for a pond maintenance bid. Board to decide in April who to go with.
- d. St. Charles Pass – Melissa will reach out to her contacts for recommendations on a civil engineer who can determine what is needed. The goal is for the engineer to come out before the April meeting. That information will be shared with companies for bids on work to be done.
- e. Master Deed 2nd Amendment – Melissa will prepare a proxy letter to send to residents for the amendment, to be presented to the board at the April meeting.

Next Meeting via Zoom:

Tuesday April 15, 2025, at 6 pm.

Adjournment

Time: 6:32 pm. Motion to adjourn was made by Sandy Arrastibia and seconded by Liz Arndt.