

# HERITAGE VILLAGE OF SWARTZ CREEK

## BOARD OF DIRECTORS MEETING MINUTES

### Tuesday April 15, 2025

### Meeting Location: Held via Zoom

#### Call to Order

6:00 PM by Jason Bennett

#### Roll Call

##### Board Members Present

Jason Bennett  
Sandy Arrastibia  
Liz Arndt  
Craig Weiershauser  
Eric Anthony

##### Members Absent

None

##### Leadership Management Representative Present

Melissa Cante

##### Residents Present

None

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

##### Finance Report – Leadership Management

Association currently has \$21,030 in cash; the First Reserve has a balance of \$39,945. The Second Reserve has a balance of \$12,291. Accounts receivable is \$4,413 and accounts payable are \$0 on March 31, 2025. The receivable includes amounts expected to fall off the following month.

##### Resident Comments/Issues

None

### Board Discussion Items

- a. Resident violations related to trailers and other issues were discussed and will be followed up on by Melissa.
- b. Vacant lots (not owned by the HOA or the City) maintenance – Melissa will send notices to owners of these lots regarding their responsibility for upkeep of the property.
- c. Owners will also receive notices if their homes need power washing, as there are several throughout the property in need of this service.
- d. St. Charles Pass – The cost of having a civil engineer evaluate this area was discussed, Melissa has requested quotes from four other companies. In the interim, we will be looking to fill and patch the two large holes in this area.
- e. Entrance flags were replaced, and we will order two more of each to keep for the future use.
- f. Master Deed 2<sup>nd</sup> Amendment – A proxy letter to send to residents for the amendment was discussed. It is still undetermined who this needs to be sent to and how it should be delivered. The amendment is related to the north area of the property which would eliminate the no longer existing common areas.
- g. The new pond company has provided a flex plan pricing contract which offers a discount for bundled services.
- h. Melissa will contact VFW on Elms Road regarding availability there for our Annual Board Meeting on August 19<sup>th</sup>, which is where the 2024 meeting was held .

### Next Meeting via Zoom:

Thursday May 15, 2025, at 6 pm.

### Adjournment

Time: 6:46 pm. Motion to adjourn was made by Liz Arndt and seconded by Craig Weiershauser.