

HERITAGE VILLAGE OF SWARTZ CREEK BOARD OF DIRECTORS MEETING MINUTES

Tuesday November 11, 2025

Meeting Location: Held via Zoom

[Call to Order](#)

6:01 PM by Jason Bennett

[Roll Call](#)

[Board Members Present](#)

Jason Bennett

Sandy Arrastibia

Liz Arndt

Craig Weiershauser

[Members Absent](#)

None

[Leadership Management Representative Present](#)

Melissa Cantey

[Residents Present](#)

None

[October Meeting Minutes](#): Motion to approve – Liz Arndt; Seconded by Craig Weiershauser. Approved by board.

[Finance Report – Leadership Management](#)

Association has \$12,717 in cash; the Assessment account has a balance of \$27,828; the First Reserve has a balance of \$18,435. The money market has a balance of \$12,303. As of 10/31/25, accounts receivable was \$32,258 and accounts payable had a balance of \$0.

[Delinquencies](#)

As of 10/31/25, most of the outstanding balance is related to the assessment. Several residents are on the payment plan and have been making their payments. Notices will be sent to residents with larger delinquent balances. Once everyone has paid the assessment fee the funds used from the first reserve account to pay Curbcoco will be deposited back into that account.

[Resident Comments/Issues](#)

1. Co-owner called Melissa today regarding the new build behind her house. The construction trucks have apparently damaged the alley pavement, as a large piece of asphalt is missing creating a large pothole. Melissa will drive by there tomorrow to assess the damage. We may need to patch this before the cold weather gets here.
2. Jason spoke to Cal Nemer and he indicated once he sells the new home, he would put \$4,000-\$5,000 in an escrow to assist with future alley repairs.

[Board Discussion Items](#)

- a. The violation for a trailer is still an issue. Co-owner said he would move it last month, but it is still there.
- b. The 2026 budget was presented as prepared by Nicole. Jason Bennet made the motion to approve; it was seconded by Liz Arndt. All board members voted to approve it as well.
- c. The Pond Guy picked up the fountains from the former pond service company. They have been winterized and are in storage.
- d. We would like to have Curbcoco assess the alleys and sewer grates to stay on top of possible minor fixes to alleviate larger repair projects in the future. Craig mentioned that Bob Montgomery, as resident, has a relative who is an asphalt contractor. This may be another possible person to have assess the alleys as well.
- e. Leadership Management can handle having annual dues paid monthly versus bi-annually. This would start in January 2027, if desired. Automatic ACH withdrawals would be preferable. At that time, it will be determined if annual fees need to be increased to meet inflation.

Next Meeting:

Tuesday January 13, 2026, at 6 pm.

Adjournment

Time: 6:25 pm. Motion to adjourn was made by Liz Arndt and seconded by Craig Weiershauser.

