

# HERITAGE VILLAGE OF SWARTZ CREEK BOARD OF DIRECTORS MEETING MINUTES

Tuesday April 14, 2026

Meeting Location: Held via Zoom

## [Call to Order](#)

5:59 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

**March Meeting Minutes:** Motion to approve – Liz Arndt; Seconded by Jason Bennett.

Approved by board.

## [Finance Report – Leadership Management](#)

Association has \$15,160 in cash; the Assessment account has a balance of \$9,554; the First Reserve has a balance of \$40,340. The money market has a balance of \$12,311. As of 3/31/26, accounts receivable was \$9,333.

## [Delinquencies](#)

The outstanding receivable balance is related to the assessment, as several residents are on the payment plan, and outstanding association dues.

## [Resident Comments/Issues](#)

1. One resident has a balance due of \$1,420, as of March 12, 2026, which consists of the assessment fee, late fees, admin fees and attorney fees. She has requested that she only pay \$1,000, which is the assessment fee and association dues, and would like other fees to be waived. As this resident has not requested a payment plan, the board has decided not to waive the additional fees.

2. A resident who purchased her home right around the time of the assessment, is paying this fee in installments as she requested. Her balance at present is \$850.

### Board Discussion Items

- a. Leadership Management sent out violation letters to several homes that need their siding cleaned, they have been advised to have this done by 5/31/26.
- b. A resident has received another warning letter about a trailer that they continue to have parked near them sporadically.
- c. Melissa sent us the estimates to repair the alleys that Curbcoco submitted. Craig went with Justin from Curbcoco to evaluate all the alleys. They provided three estimates of which areas they felt were in need of immediate attention. Craig seemed to think there may be one area missing, unless it was not as critical as these three. Funds from the assessment and reserve accounts may be able to absorb these repairs. Melissa will contact Justin to make sure the three he sent were the most critical. She will also reach out to two other companies as well for their analysis and estimates to repair. The board should be able to decide regarding these repairs at the May board meeting, with the additional information gathered.
- d. The board will contact prior board members to see if they have the signage that was posted at the entrance for the community garage sale in prior years.
- e. In mid-May, Melissa will drive through the subdivision and see that the homes that were requested to wash their siding have done so and if not, she will send a second warning advising them that they need to do this by 5/31/26.

### Next Meeting:

Tuesday May 19, 2026, at 6 pm.

### Adjournment

Time: 6:38 pm. Motion to adjourn was made by Liz Arndt and seconded by Jason Bennett.

