# HERITAGE VILLAGE OF SWARTZ CREEK
# BOARD OF DIRECTORS MEETING MINUTES
# Tuesday May 19, 2026
# 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
### Members Absent
None
### Leadership Management Representative Present
Melissa Cantey
### Residents Present
Tiffany Burnham
Trista Stevens

April Meeting Minutes: Motion to approve – Liz Arndt; Seconded by Jason Bennett. Approved by board.

## Finance Report – Leadership Management
Association has $13,238 in cash; the Assessment account has a balance of $9,526; the First Reserve has a balance of $41,511. The money market has a balance of $12,313. As of 4/30/26, accounts receivable was $7,878. Co-owner will be paying in full within a week, which is about $1,100. The others are making payments on the payment plans that they set up. Another co-owner is paying his outstanding balance sporadically.

## 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. A resident has an outstanding balance of $1,420 which includes the assessment fee, member dues, legal fees and late and admin fees, requested that the late fees be waived by the board. A decision will be made in a private session, and the resident will be notified via our attorney.
2. Another resident voiced her concerns about the lamp post that is lying on the corner of Heritage Blvd near the entrance. This is being handled by Consumers Energy and the

City of Swartz Creek, but we will contact them about removing the fallen post. They also asked why there were cones placed on Augusta across from the ponds, as well as questioning late fee practices and board meeting dates. The website posts the board meeting dates prior to each monthly meeting.

## Board Discussion Items

a. The board agreed to waive the requested late fee charges leaving her a balance of $1,270. Our attorney will contact the resident regarding the decision and amount remaining, as additional legal fees may be due.
b. Craig will check with a resident who lives near where the cones are on Augusta and see why they are still there.
c. Melissa will send out a second notice reminder to the homes that still need power washing by the end of May. One homeowner has not had their lawn seeded yet. They have just moved in, so we will allow a bit more time to get this done.
d. A dead tree by the northwest pond has a fallen tree. Craig said a resident will remove this if the board has no objections.
e. By the end of June, the hot tub fencing on the Bainbridge home will be removed.
f. Craig went with Justin from Curbco to evaluate all the alleys again. There are three areas that would need basin/jetting work done this summer. Melissa will get a bid from Nix Contracting, so that we can compare their estimate of repair to Curbco's.
g. The garage sale information is going to be posted on various Facebook groups. Liz is compiling a list of participants to add to postings.
h. Artificial flowers for the entrance were purchased by Sandy for $34. This will eliminate the need for watering and save money as they can be reused annually. Sandy and Liz will put the flowerpots out, as well as spray, weed and trim the shrubs.
i. Melissa will contact the VFW on Elms Road about reserving a room for our annual meeting in August.
j. Melissa is getting quotes on having the vacant lots mowed and will have the lots that we do not own charged their portion of the mowing fee.

## Next Meeting:

Tuesday June 16, 2026, at 6 pm.

## Adjournment

Time: 7:36 pm. Motion to adjourn was made by Liz Arndt and seconded by Jason Bennett.