HERITAGE VILLAGE OF SWARTZ CREEK
BOARD OF DIRECTORS MEETING MINUTES
Tuesday June 16, 2026
Meeting Location: Held via Zoom

Call to Order
6:01 PM by Jason Bennett

Roll Call
Board Members Present
Jason Bennett
Craig Weiershauser
Sandy Arrastibia
Liz Arndt
Members Absent
None
Leadership Management Representative Present
Melissa Cantey
Residents Present
None
May Meeting Minutes: Motion to approve – Liz Arndt; Seconded by Craig Weiershauser. Approved by board.

Finance Report – Leadership Management
Association has $14,302 in cash; the Assessment account has a balance of $9,527; the First Reserve has a balance of $42,099. The Second Reserve has a balance of $12,314. As of 05/31/26, accounts receivable was $4,463.

Delinquencies
One resident paid the balance that was outstanding. Two owners are continuing to make payments on their assessment amounts due. The attorney was contacted regarding the balance for one resident.

Resident Comments/Issues
1. Residents are concerned about the downed light post near the front entrance. Residents are informed that it is a City of Swartz Creek issue with Consumers Energy.
2. Residents have complained about the trash debris that continues to blow around from one home. In addition, residents are concerned about cars parking on lawns at that same home.

Board Discussion Items
a. A homeowner will be notified about picking up trash that has blown around and cars parking on the front lawn.

b. Melissa will follow up on properties that were to be power washed.
c. A notice was sent to the Heritage Blvd property that continues to not mow their lawn without being notified.
d. A notice was sent to a owner who continues to store a trailer on his property.
e. Melissa has contacted Curbco and Nix Contracting to obtain comparable quotes on alley work needed this summer. Two alleys need to be repaired and one needs to be jetted. The Board would like to make a decision by the July meeting so that the work can be scheduled.
f. Melissa will get a unit count and estimate on alley sealing to Liz. Liz will estimate the 2027 budget, including continued work on the alleys and the State of Michigan 2027 15% reserve requirement, so that an estimate of the 2027 dues will be available to present at the annual meeting.
g. Melissa will prepare an ACH payment form for dues, listing the various payment options. This will be presented at the annual meeting.

Next Meeting:

Tuesday, July 14, 2026, at 6 pm.

Adjournment

Time: 6:31 pm. Motion to adjourn was made by Liz Arndt and seconded by Craig Weiershauser.