

HERITAGE VILLAGE OF SWARTZ CREEK BOARD OF DIRECTORS MEETING MINUTES

Tuesday July 14, 2026
Meeting Location: Held via Zoom

Call to Order

6:08 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

June Meeting Minutes: Motion to approve – Liz Arndt; Seconded by Craig Weiershauser.
Approved by board.

Finance Report – Leadership Management

Association has \$14,407 in cash; the Assessment account has a balance of \$9,528; the First Reserve has a balance of \$42,104. The Second Reserve has a balance of \$12,316. As of 07/14/26, accounts receivable was \$3,310. Melissa will see what the CD rates currently are, it may be beneficial to have some of the reserve funds moved to a 5-7 month CD to take advantage of a higher interest rate.

Delinquencies

One owner has the only large outstanding delinquency of \$1,060. The attorney is in the process of contacting this resident for payment.

Resident Comments/Issues

Melissa received an email from a resident saying she witnessed more alley damage by the builder in the alley behind her home and sent documented proof of it. Melissa stated that he may be waiting until the building is completed and will retain this evidence in case the builder does not make the necessary repairs.

Sandy was contacted regarding a home on Heritage Blvd and inquired why they do not have a valid lawn, as per HOA rules. Jason was contacted regarding the alley damage by St. Charles, which probably were likely caused by trash vehicles.

Board Discussion Items

- a. Resident violations: The resident requested that we see if the power wash he had done was sufficient. Melissa will follow up on the violations that she observed when she did her drive through last week, as noted in her email.
- b. Per city rules, every business needs to have a permit to do business in the city and renew it every two years. Any person doing business out of the home in Heritage Village is in violation of our HOA rules.
- c. Bainbridge rental is still in violation, as the fence needs to be removed.
- d. Northwest pond fountain needs attention. All four ponds have algae, which is due to the extreme heat and possibly the fertilization on the farm to the west. We have a contract for nine applications; they should be back out soon as they were here two weeks ago.
- e. Curbco sent quotes on alley work needed this summer. Nix Contracting is not returning Melissa's calls. Craig will try to contact Nix for a quote. The board would like to decide based on the quotes no later than 7/31/26 to ensure this work is done this year.
- f. Liz worked on the 2027 budget, including continued work on the alleys, the State of Michigan 15% reserve requirement, an increase of 10% over prior years and anticipated vendor/utility rate increases. The 2027 annual dues increase will be decided by the middle of September, ensuring residents would be notified of the increase in advance.
- g. Sewer repairs will be done this year and sealcoating next year. Jason will be contacting the city to see when they plan on patching the street cracks, we may be able to get a quote to fill the alley cracks from the company providing that work.
- h. ACH forms will be available at the annual meeting and residents will be informed that monthly payments starting in 2027 will be required. This was mentioned at last year's annual meeting and was widely welcomed as a payment option versus bi-annually.

Next Meeting: Annual Meeting at the VFW on Elms Road

Tuesday, August 18, 2026, at 6 pm.

Adjournment

Time: 7:09 pm. Motion to adjourn was made by Sandy Arrastibia and seconded by Jason Bennett.

