

# Heritage Place HOA

## Minutes

### January 21, 2010 Board Meeting

Present: Ernest Joas, Ted Conti, Mitch Albert, Charlie Dillon and Suzanne DeCarlo-Steele, as well as Karrie Ezell and Rick Ezell with AMA. There were five homeowners in attendance.

- The meeting was called to order at 5:05 PM.
- Paul Farrar, with Springman, Braden, Wilson & Pontius, was present to discuss collection policy and practices. It was brought up that the main misconception amongst homeowners is that if you ignore any collection attempts, the debt goes away. But that is not the case. In fact, the longer someone ignores the collection process, the more expense they end up causing themselves in the long run in collection costs. HOA dues are just as any other debt or fee you might owe. For example, if you are late on a credit card debt, they charge you a late fee. If that debt goes unpaid, they send you to collections. It is no different when HOA dues are not paid. Mr. Farrar stated that charges depend on how far the debt collection process advances once started. Charges could be as low as \$100, but it has been noted that the average collection cost is thought to be over \$500 per account.
- Marie Kilty, who volunteers her time to run the Association's website, talked about the possibility of adding individual logins. Also mentioned, was the a new tab, titled "Finance & Reserve documents", has been added to the website.
- There was a short hearing with a homeowner about a violation.
- Ernest Joas motioned to approve the December 17, 2009 minutes with one correction. Ted Conti seconded the motion. Motion passed by a vote of 5 to 0.
- Mitch Albert gave his treasurer's report. Financials were reviewed and approved subject to audit.
- The accounts payables were reviewed and checks were signed.
- A discussion took place on the possibility of finding a turn-key printer/postage system to be used for the Association's newsletter. The deadline for the next issue of the newsletter is February 15, 2010.
- Charlie Dillon and Ted Conti have both volunteered to help Suzanne with the ARC.
- It was motioned by Ernest Joas to have Agent discard all the roofing material samples given to Agent by Jim Hagerty. Ted Conti seconded the motion. Motion passed by a vote of 5 to 0.

- The Rules and Regulations and the ARC Guidelines have been reviewed and returned from the Association's attorney. Ted Conti motioned to approve and publish both. Charlie Dillon seconded the motion. Motion passed by a vote of 5 to 0.
- It was mentioned that there will be a CenCON meeting held on the fourth Monday of every month, to start at 6:45PM.
- The next meeting is scheduled for February 18, 2010, 5:00 PM at Heritage Elementary.
- The Board went into Executive Session to review delinquent accounts and violations.
- With there being no further business, Ted Conti motioned to adjourn the meeting. Charlie Dillon seconded the motion. The motion passed by a vote of 5 to 0. The meeting was adjourned at 7:45 PM.

*These minutes may be posted or distributed prior to Board approval.*