

Heritage Place HOA

Minutes

June 17, 2010 Board Meeting

Present: Mitch Albert, Ted Conti, and Ernest Joas, as well as Karrie Ezell and Rick Ezell with AMA. There were three homeowners in attendance.

- The meeting was called to order at 5:05 PM.
- Mark Terry presented his findings on pricing for the Associations Directory. Ted Conti motioned to approve the directory budget of \$2,000 with Mark Terry paying half the costs in return for advertising on the back cover of the directory. Mitch Albert seconded the motion. Motion was passed by a vote of 3 to 0.
- There were five hearings scheduled, however, only one attended. The attending homeowner at 6822 East Heritage Place South has corrected one violation that will be closed. An issue with trees that are encroaching on the sidewalk and blocking access to the Association's fence went into great discussion. The homeowner asked for more time to prune the trees back in order to solve both issues as hand. The Board agreed that this effort seems to be a waste of the homeowners' time due to the fact that the trees will look horrendous with the amount of pruning to be done and would still have to be removed anyway. The Board asked the homeowner if they understood all the above and were aware that the next option is to remove the trees. The homeowner acknowledged that he understood but want to make the attempt anyway. The Board agreed to allow the homeowner one week from today to have the sidewalk and the Association's fence accessible or the trees will have to be removed. Homeowner has agreed to these terms.
- Ted Conti motioned to approve the May 20, 2010 minutes with no corrections. Ernest Joas seconded the motion. Motion passed by a vote of 3 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.
- Upcoming events: 4th of July parade. Mark Terry has agreed to contribute \$500 to this event. The Board discussed having a "Yard of the Month" program which will earn the winning homeowner a \$25 gift card. Mark Terry agreed to contribute the gift cards for this program.
- The Board discussed the path area behind home going from the path of area G to area H. Ted Conti motioned to approve a budget of \$850 to resolve some issues with this path. Ernest Joas seconded the motion. Motion passed by a vote of 3 to 0.
- The Board's Storm Sewer Inlet Adoption plan allows for homeowners to adopt an inlet to which they will help keep it clean of debris. Ideally, this will help with backup and flooding problems associated with debris buildup in the Associations underground system throughout the open spaces. As of now, four of the twelve inlets have been adopted.

- The next CenCON meeting is June 21, 2010.
- The Board was given the 2008/2009 audit for review.
- The Board reviewed and signed the audit representation letter from Weidner & Associates.
- An engagement letter, from Weidner & Associates, for the 2010/2011 audits was reviewed. At this time the Board would like to solicit for more bids before making a decision.
- It was mentioned that Xcel has started a seasonal differential energy costs program that will not really affect the HOA, but will affect the homeowners individually. Cost during the summer months will be at \$.06450/kwh, while the winter rate will be \$.03920/kwh.
- A discussion on Association bank accounts took place. Ted is to talk with an acquaintance at 1st Bank to see what they can offer the Association for opening up an account with them.
- The next meeting is scheduled for July 15, 2010, 5:00 PM. The location is to be determined because Heritage Elementary is closed for construction.
- 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. Ernest Joas seconded the motion. The motion passed by a vote of 3 to 0. The meeting was adjourned at 7:25 PM.

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