

The Heritage Meadows board March 4, 2025

Board Present: Bobby Schnabel – President
Katie Meusling – Treasurer
Deb McCabe – Secretary
Teri Eastburn – member
Kathryn Moller – member
Mike Donovan – member
Ann Klein – member

Homeowners Present: none

Meeting called to order 17:00

Brief summary of the financial status of the HOA and REC accounts - Katie

- Things are a little tighter than predicted due to higher pool costs
- Rec center never paid the HOA for landscaping – still outstanding
- Both accounts should be in decent shape by the end of March once dues come in.
- WCF
 - Started the year with \$38000.
 - 4 households have paid the whole special assessment early
 - Owe 71K for pool/concrete project when they break ground ~end of march
 - Need 7 households to pay in full before 1st payment due
 - Need 8 more before end of work ~mid April
- HOA
 - Ended the year with \$2500, but it owes the Rec center \$7300 for water bill
 - Have spent \$1k in 2025
 - Don't expect deviations from budget
 - End the year with \$7k if we use contingencies, 9K if not.
 - Will roll the transfer for 2025 to the Rec Center until 2026
 - Might be able to pay half this year
- Rec Center
 - We haven't gotten bills from December yet from the pool contractor
 - Pool people are coming more often (3x/week), now coming 1/x week when just for the hot tub. Miscommunicated requirements
 - \$1650/year – 12 members included in revenue
 - Monitor to do some regular maintenance?? Will we be able to do that / want to do that this year – deferred to April meeting
- Link to the report is
<https://docs.google.com/document/d/1TfewvyTYs007UnEhgkFigJzphGnGPd-b6dv5ydVBNy8/edit?usp=drivesdk>

Discussion and possibly election of a new board member – Bobby

- Tom Lai has resigned from the board in January
- Vacancies in the board cause for any reason other than removal of a director by a vote of the Association shall be fulfilled by election of the remaining board of directors....

- Had 4 board members continuing, Annie was one of them. There was a tie in the vote, and she stepped down. Annie has been involved. Bobby asked if she would be interested in rejoining the board. She has accepted.
- Kathryn moved to Welcome Annie to the board.
- Katie seconds
- All in favor

Brief updates from committees

Reserve Study Committee -

- Frank from Faraday came to give us a bid on paint, but has informed us that he can do most of the work we need done at the rec center. Deb has bids from him – has worked for Kathryn, Teri and the Hahn's
- Luis for fence bids – fences are new to his business, but he does have a guy working for him that has 30 years fence experience
 - Gabriel Pepper – Installed Ryan's fence – should get a bid from him
- Ann's guy, Jose, does everything – has not been able to come out yet
- Consider a wrought iron fence (in all or part). Privacy has been noted as a concern, at least along Iris

Grounds Operations - Kathryn

- Reserve study does not include the grounds
- Grounds are under the HOA
- Kathryn has met with 2 tree companies and they have looked at all the trees.
 - Blue River has done our trees previously, Sam at Roots & Shoots – has the pulse of our trees (has done work for HM for the past 2 years), and is less expensive
 - Fire mitigation - are there areas at risk
 - Hazard trees, breaks, falls
 - Structure Pruning
- Will look at bushes and entry way work
- Ryan has agreed to be on the team
- Elisabeth might be interested in helping out – Kathryn will reach out to her
- Sunshine has been taking care of sprinklers forever and has a good sense of what's going to break next.
 - Have been contacted for sprinkler turn on
- Kathryn will ask Hassan for help with sprinklers

Rec Center Operations- Mike

- New thermometers in hot tub
- Concerned about cost over-runs at the pool
- 2 possible revenue streams to consider
 - With outside members – install a membership fee in addition to annual fee
 - Maybe we could have a flat fee or % of sale price at home sales price – paid by seller

Membership Committee – Ann

- Plans on making a flyer to distribute to neighbors
- Some of our members are going to the Elks to swim – they charge \$600/summer

- Ann will talk with Annie about some of the membership she has done in the past

IT - Ann

- Will move website over when she has time
- Organizing back end web files before shifting it over to
- Need to make sure all adult parties in a household are included on the hm_detached list

Bylaws Committee – Teri

- Has talked with Jeff Cox a bit. He is interested in working on this.
- Need to figure out when the best time is to start working on the bylaws

Social Committee - Deb

- Welcome baskets and pies to Leigh and Dave, Elisabeth and Rolf
- We're having a party! Traveling party on March 6th.
- Pool party coming up end of May

Bobby is to discuss with Julia about setting up regularly scheduled board meetings.

Photo sharing by Deb and Bobby

Meeting adjourned 18:30