

HERITAGE VILLAGE OF SWARTZ CREEK
BOARD OF DIRECTORS MEETING- **COMMUNITY**
FEBRUARY 9, 2021

The ZOOM meeting was called to order at 6:06pm by Ted Kramer
Board Members Present: Ted Kramer, Ralph Kleinedler, Betty Limban, Jim Harris,
Dan Straka, Shandon Claspell, and Jan Elde
Property Management: Dawn Bowman

The minutes of the January 12, 2021 meeting were read and approved
Motion: Jim Seconded: Shandon

FINANCE REPORT: Dawn

1. Dawn stated that the full financial report is due out on 2-10-2021 and she will have Nicole send this report to the Board via email.
2. Delinquencies: Will be handled on an individual basis.
3. Reserves account – Dawn stated this account is doing well and looks like we will be able to proceed with alley replacement in the spring of 2021.

OLD BUSINESS:

1. Gift Baskets – because of COVID, this will be deferred till Summer 2021 for discussion.
2. Ponds – the Board continued discussion on how to approach the BAD algae problem we have especially in the NW and SW ponds. Because these ponds are so shallow, we have a serious problem with algae buildup. Dawn gets frequent treatments but they only last a short time.
 - a. Lily Pads – the Board likes the idea of lily pads because they will shade the sun from getting through which stimulates algae production and because they will add beauty to the ponds. Ted asked Dawn to check on the purchase of lily pads.
 - b. Coy fish – algae eating fish – after a discussion it was determined that the NW pond is so shallow that the fish probably wouldn't survive the winter (pond may completely freeze). Also, it was noted that we have fish in the front ponds and the ponds are connected under the bridge. If we purchased coy fish, they would have to be larger (more

expensive) fish to survive the bass currently in the front ponds. The Board will table this idea for now.

3. Sheds – Dan shared a document from the Michigan Court of Appeals concerning sheds in an HOA which violate their ByLaws. Dan shared that the contents of this document appears to favor the HOA in reference to the violations we have in Heritage Village.

Sheds in Heritage Village must comply with the ByLaws and be constructed of the same material as the home and have the same siding. (Refer to Heritage Village ByLaws Article II Section 2 A)

NEW BUSINESS

1. Michigan Community CPA – Dawn
 - a. This is a CPA firm that Leadership Management uses to do taxes of other properties they manage. Dawn is pleased with their work.
 - b. They will do a Financial Review, do Taxes and a Mini Audit.
 - c. This report would be put on the website for residents to review.
 - d. Cost = \$750 this year and \$800 next year. Dan indicated he is involved on another BOD and this cost is comparable.
 - e. Dawn will check with Pollack to assure that our taxes from last year were done.
1. Bridge Sidewalks – The City of Swartz Creek made a complaint that the sidewalks in the front over the bridge were not cleared of snow. We have never shoveled these walkways. The City is being strict with the snow removal ordinance. To be compliant with the City, Dawn had McNamara add on a contract to our existing contract to clear these sidewalks of snow.
2. Swartz Creek Newsletter
 - a. Otterburn Disc Golf Course on the east end of Bristol Rd is scheduled for completion in the Summer/Fall of 2021.
 - b. The Genesee Valley Trail, along with the Safe Routes Connectors (Elms School to Heritage) are anticipated to start this year. (This information was taken from the Swartz Creek 2021 Newsletter and no other information was made available).

2. Lots Update

- a. Carolyn McQuigg from Birkshire Hathaway notified Ted that she has a client who is very serious about buying a lot near the 2 new builds at the back round-about on Heritage Blvd. The client has spoken with Jeremy Morgan about building a condo. Ted will follow up with Carolyn on the status of the lot.
 - b. Lucy Ham – sent Ted an email update on the back lots for the board.
 - 1) Lucy has a sign in the front and a few signs on lots in the back. She indicated that she does directed marketing and large signs are not necessary.
 - 2) On 2-3-2021 our lots were listed on the MLS.
 - 3) Lucy has contacted a few local builders including Jeremy Morgan advertising our lots. She also sent a copy of Heritage Village Site plans, copy of the Bylaws and Association restrictions. Lucy will routinely follow up with these builders to see if there is interest and report back to the Board.
- ## 3. Heritage Village Board of Directors Meeting Minutes on our website.
- a. Our website is open to the public. Dawn indicated that information about Heritage Village and Heritage Village business is public knowledge.

The Board made the decision to make our monthly meeting minutes available on the website. This is an excellent way of keeping the residents informed of the business of Heritage Village. It is also a way a prospective buyer can become familiar with what is happening in the community. Minutes are taken at each monthly meeting. After the minutes are reviewed and approved by the board, the Secretary will edit these minutes to remove any financial information and personal resident information.

It was decided that at the end of the Community meeting minutes that the Secretary make a statement:

“Content Edited for Privacy”

After this editing is done the document will be labeled

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and sent to Dawn for her review. The minutes will then be placed on

the website.

- b. Dan suggested the Board make a motion to allow Dawn the ability to edit out any additional sensitive information prior to posting them on the website. Motion was made by Dan and 2nd by Ralph and passed.

Date and Time of the Next ZOOM Meeting:

The next ZOOM meeting will be March 9, 2021 at 6pm.

Adjournment – The meeting was adjourned at 6:46pm by Ted.

CONTENT EDITED FOR PRIVACY

Respectfully submitted,

Jan Elde, Secretary