

**HERITAGE TOWNHOMES
HOMEOWNERS ASSOCIATION
MINUTES
THURSDAY, JULY 19, 2018
NEIGHBORHOOD PARTNERS OFFICE**

Members Present: David, Rhonda, Lindsey established a quorum. Sandie and Lorena representing Neighborhood Partners

Proceedings: Meeting called to order at 6:30 PM by David Cole.

Discussion:

A quorum was established.

The minutes from the previous board meeting held on April 26, 2018 were reviewed and approved.

Rhonda motioned to approve the minutes, and David seconded the motion. The motion carried.

Treasurers Report:

Sandie went over financials. There are have been multiple incidents of damage to the entrance gate. Discussion of increasing next year's budget for gate repairs. Due to some homeowners not paying for their roofs, we had to dig into reserve funds. We will recoup these via liens.

Management Company Report:

Liens have been placed on three homes due to non-payment for roof replacements.

Finished Business:

Hail storm roof replacement went according to schedule and plan. It was completed to the satisfaction of the residents. The entrance sign letters were painted. Cypress trees were removed off Linda Lane because they were causing damage to houses. These will be replaced with Oak trees in 2019. The entrance columns were pressure washed.

Unfinished Business:

Discussion of adding "H" to front brick wall on Linda Ln tabled until 2019. Also tabled discussion of having gates repainted.

New Business:

Discussed having the gutters and leaf guards replaced. 3 companies gave quotes on these replacements: C-N-C, Design Cutters, and Rainmasters. Many residents have asked about when they will be done. We will fix the homes that need immediate repair. Motion for Rainmasters fix the homes that need immediate gutter repairs by David. Seconded by Lindsey. Motion carried. We will survey all residents to see if they would prefer to stay with the fence repair plan or have the rest of the home's gutters and leaf guards fixed and or replaced. Rhonda made a motion to do this survey, David seconded. Motion carried. Boy Scouts want to sell us flags. We tabled this for now because we need to recoup roof money before we spend more. The community pool area is being abused by unknown residents. There is a lot of trash being left behind. We discussed changing the sign or putting up more to address this issue. We decided it may be more effective if we consider switching the gate to a key fob system that way we know who is coming and going and when. We will be considering this system for next year and will set aside \$2000 in the budget for it. Acquiring a rain sensor would be \$722.46 but it would probably save money in the long run. We will review in October. Resident is concerned that the cypress trees on Linda Ln caused his wall to lean before they were removed. We will examine this and decide on a course of action. Discussion on CCRs and their revision. We want to look over and revise the CCRs and have the attorney revise it to the acceptance of the board. This will take a few months, but we must have it approved with 60% vote within the community. Big changes include clarifying the roof language and eliminating short term rentals (such as Air BnB). Discussion on association insurance policies. David is concerned that our liability may not be enough.

Adjourned at 8:12 PM

Documents given out/emailed prior to Meeting:

Agenda
Minutes from April 26, 2018
P&L and Balance Sheet as of 6-30-18
2018 Budget/Actual Profit and Loss Comparison