

**HERITAGE TOWNHOMES  
HOMEOWNERS ASSOCIATION  
MINUTES  
THURSDAY, OCTOBER 18, 2018  
NEIGHBORHOOD PARTNERS OFFICE**

***Members Present:*** David, Jennifer and Richard 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 July 18, 2018. *David motioned to approve the minutes, Rhonda seconded the motion. The motion carried on Aug 15<sup>th</sup> via email approved.*

***Treasurers Report:***

Sandie went over financials. The management company will check to see the last time the Myth trough was thoroughly cleaned. There was clarification on copying and supplies for \$ 295.00. Rick motioned to approve the Treasurers Report, and David seconded the motion. The motion carried.

***Management Company Report:***

There was a discussion about 1605 Ethic Lane - Leos. It was decided to send an option of payment, 12 or 18 months, with 30 days to respond. If there is no response, then take it to court. There was also a discussion about 3532 Heritage being listed on Air BnB. The management company will be checking to see if she has registered with the City of College Station and following the proper rules and regulations the of the City for weekend home rentals.

***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:***

Gutters/screening and Down Spouts repairs – rescheduled due to rain. Add H to the front of the community off Linda Lane with lighting tabled to 2019. “We also need some of the dirt removed and the roots cut out” per Mr. Kenney. This discussion was tabled until the wall is replaced.

***New Business:***

A discussion held on insurance, and it was decided the current policy was adequate. A discussion was held about replacing the rose bush for Wanda Berry.?? A discussion was held about having a solid fence versus a shadow boxed fence upon fence replacement. It was decided that fences will be shadow boxed when redone. If a resident wants a solid fence, they can pay for the extra pickets. A discussion was held regarding new pool hours. The new pool hours will be Sunday – Thursday from 7:00 am – 9:00 pm, and Friday – Saturday from 7:00 am – 10:00 pm. A discussion was held about having the trees trimmed around the street signs, street lights, 1614 Fable Lane and around the guest parking. Lorena will get quotes from Greener Images for the tree trimming.

**2019 Proposed Budget:**

Rick motioned to replace the pool gate with a new lock and FOBs for residents. David seconded the motion. The motion carried.

David motioned to use exact 10% increase for monthly dues, Jennifer seconded the motion. The motion carried.

David motioned to approve the Budget, Jennifer seconded the motion. The motion carried.

**Special Projects:**

Review and change CCRs

Fence replacements (per community vote)

Assess brick wall along Linda to repair

Get with City of College Station on Drainage issues from Creek

Adjourned at 8:50 PM