

**HERITAGE TOWNHOMES  
HOMEOWNERS ASSOCIATION  
MINUTES  
THURSDAY, JANUARY 17, 2018  
NEIGHBORHOOD PARTNERS OFFICE**

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

***Proceedings:*** Meeting called to order at 6:34 PM by David Cole.

***Discussion:***

A quorum was established.

The previous minutes were approved via email from last meeting on 11-6-18.

***Treasurers Report:***

Jennifer presented treasurer's report. Discussion of financials including profit & loss. Motion put forward to approve financials. Lindsey approved, David seconded.

***Management Company Report:***

Confirmation of future director's meetings. Discussion on documents in storage and when/if they should be destroyed. Motion put forward to shred documents that are unnecessary retention. Motion was approved by Richard, seconded by Jennifer. Verbiage of Retain Policy reviewed. Review of dues and liens. All residents up to date with only one resident having their house under a lien for roofing work. There are 28 homeowners, 18 rentals, and 8 weekend homes. Property owner's insurance is up to date or will be.

There are weeds growing at tree bases; will be assessed and dealt with. Property owner on Fable has asked for replacement of rose bush and will be replaced on January 22<sup>nd</sup>, weather permitting. Drainage on some sidewalks have become a problem. There will be research on what can be done to fix this and bids sought from contractors. Owner on Fable wants their bushes trimmed.

***Finished Business:***

City of College Station moved fallen tree that was blocking drain by bridge. 2019 budget was approved and posted.

***Unfinished Business:***

The brick wall at Myth Ln and Linda Ln needs repair. Property management met with contractor to speak with him about problem areas and repairs. Recommendation of contractor is take down 4 sections, salvage as much brick as possible, and install footers under wall. Bid has not been received yet. We will pursue obtaining bid and gaining knowledge on how to fix wall. There will also be an assessment of how this will affect

drainage through those yards. Sandie will pursue if any of the repairs will be covered by insurance.

Resident on end of Heritage is still experiencing flooding issues. There have been multiple attempts to contact owner of land behind townhomes to discuss property access and putting in a drainage area to solve resident's drainage problems. Until contact can be made with owner of land, there cannot be any progress. This problem will be tabled for now.

Discussion of 2019 budget projects. Entrance gates need to be painted. Concern of other fences at entrance also needs repainting. Contractor will give bid on fences. Call box needs to be cleaned and repainted. New pool rules sign was installed 1-16-19. New fob system for pool entrance is coming. There will be a scheduling of installing rain sensors in the Spring. Mortar repair at the entrance is inbound as well. Fence replacement phase 1 to possible begin in April. Phase 1 replacement will begin with the oldest fences. Quotes for fence replacement will be reviewed and confirmed.

***New Business:***

Resident on Myth is concerned about lack of trees on Harvey and Linda. We will consider replacing trees after walls and fences have been addressed and repaired.

Sandie will consider bids for getting street signs lowered.

Adjourned at 8:12 PM

***Documents given out/emailed prior to Meeting:***

Agenda

Minutes from October 18, 2018

P&L and Balance Sheet as of 12-31-18

2018 Budget/Actual Profit and Loss Comparison