

**HERITAGE TOWNHOMES
HOMEOWNERS ASSOCIATION
MINUTES
THURSDAY, JULY 19, 2019
NEIGHBORHOOD PARTNERS OFFICE**

Members Present: David, Rick, Jennifer and with Sandie representing Neighborhood Partners and Jeff representing Carter Creek Flooding Committee

Proceedings: Meeting called to order 6:30 PM

Discussion:

A quorum was established.

Secretary Report:

The minutes from the previous board meeting held on April 18, 2019 were reviewed. David motioned to approve the minutes, and Jennifer seconded the motion. The motion carried.

Treasurers Report:

Jennifer gave the financial report. Reviewed 2nd Quarter Financial Report. Rick made a motion to approve the financials, David seconded, the financials were approved.

Management Company Report:

Review of A/R:

Sandie reviewed the A/R dues current amount \$4,834.86 with a past due amount of \$664.86 from roof balance.

Property Status of 54 lots: 27 lots owned and lived in by the homeowner, 18 Rental properties, 9 Weekend homes

Property Owners Insurance: 53 current; 1 expired- 1605 Culture (7/15)

Statues of Concerns: 1610 Culture needs the door jamb repaired: 1611 Ethic has a fence against the light

Committee Reports:

Carter Creek Flooding Committee; Jeff will post report for the Harvey Hillside Creek on the website

Finished Business:

The call speaker box has been repaired. Brick wall and mail boxes pressure cleaned and the Metal fence at the end of Heritage has been replaced.

Unfinished Business:

Sandie is getting a 3rd estimate for repairing drainage on sidewalks at 1607-1611 Ethic; 1606-1610 Fable and 1614-1618 Culture. Gutters at 1610 Fable will be replaced. Fence Replacement Phase 1 is getting gates built. Revision of CCRs need 2 signatures, a letter will be written to weekends/rentals and we will try face to face for homeowners. The property adjacent to Heritage on the east side is for sale.

New Business:

Estimate will be gathered for the Exit gate having access by opener only. 2020 budget includes Main project fence Phase 2; Wall for floods and talk to Tim about Tree trim along fence line on Culture and at 1605 Ethic, also have the sprinklers checked. Survey to be sent out about landscape update and tree trimming.

Adjourned at 8:30 PM

Meeting Documents:

Agenda

Emailed-

2nd Quarter Comparison Report

Profit and Loss

Balance Sheet