

HERITAGE TOWNHOMES OWNERS ASSOCIATION
DIRECTORS MEETING MINUTES
Thursday, January 19, 2023
NP Office Conference Room

Dave Van Noy called the meeting to order at 6:42 PM

A quorum was present.

Board Members: President Dave Van Noy; Vice-President Doyle Durrett; Treasurer Jennifer Cutler and Secretary David Cole.

Sandie Miller representing Neighborhood Partners Management

Acceptance of the Q3 November 9, 2022, meeting minutes: reviewed via email, approved by all board members November 21, 2022.

Jennifer Cutler presented the Treasurer's report:

Reviewed the 2022 year end Financial Reports and the 2023 budget. Discussed the 2023 planned projects and items over-budget in 2022: mainly the irrigation system repairs and an additional pole for the lighting project.

Dave Van Noy motioned to approve the financial reports, Doyle Durrett seconded. Motion carried.

Sandie Miller presented the Management report:

The current A/R past due amount is \$1,032; (\$488 owed by Sweed will be written off-unrecoverable).

Currently there are: 27 - Homeowner residents, 21 – Rentals, and 6 – Weekend residents

Property Owners Insurance is current for all units.

1619 Culture was foreclosed and is being sold.

Finished Business:

Issues with overnight parking in the streets is resolved.

Unfinished Business:

Irrigation System – The system was shutdown for winter. It experienced multiple leaks last year, there are still 2 repairs required, one is bid at \$381.13 and another at \$402.97. Pre-season inspections are planned and repairs will be made before return to service.

Discussed the brick wall on the Linda Lane side of the property, repairs will be necessary at some point due to the initial construction method. Seeking bids for foundation repairs.

The brick wall along Harvey has a column façade failing, repair is proposed at \$400.00. Repair will be completed in 2023.

Gate operator-main exit. This project will be completed in 2023, cost is quoted at \$8,560.

Phase I painting project is planned for 2023, accepted proposal is \$27,300.

New Business:

Discussed a new water line leak identified at the pool. Repair is proposed at \$1,623. The Board agreed the fire lane curb painting will be deferred to repair the water line. 4 new chairs will be purchased for the pool.

The owner at 3532 Heritage Ln requested a gate be installed on the west fence of the yard, the Board agreed to split the cost of the gate, estimated at \$475.

Dave VanNoy adjourned the meeting at 7:10 PM