

HERITAGE TOWNHOMES OWNERS ASSOCIATION
DIRECTORS MEETING MINUTES

Thursday, April 20, 2023
NP Office Conference Room

The meeting was called to order at 6:36 PM

A quorum was present.

Board Members: President Dave Van Noy; Vice-President Doyle Durrett; and Secretary David Cole.
Sandie Miller representing Neighborhood Partners Management

Acceptance of the Q1 January 19, 2023, meeting minutes: reviewed via email, J. Cutler motioned to accept, D. Durrett seconded, approved by all board members January 31, 2022.

Treasurer's Report:

Reviewed the 2023 year to date Financial Reports and the 2023 budget. Discussed the 2023 planned projects and the irrigation system repairs over-budget already in 2023:.

D. Cole motioned to approve the financial reports, D. Van Noy seconded. Motion carried.

Sandie Miller presented the Management report:

The current A/R past due amount is \$994.56;

Currently there are: 28 - Homeowner residents, 20 - Rentals, and 6 - Weekend residents

Property Owners Insurance is current, except 1 unit on Ethic Lane. Notification to provide current insurance has been sent to this owner and 2 others expiring end of April.

Finished Business:

Brick wall column facade in wall along Havey was repaired.

The gate operator on the exit to Linda Lane was replaced.

Multiple water leaks have been repaired, pool water supply and irrigation lines.

A gate was installed to the fence at 3532 Heritage Lane.

Unfinished Business:

Irrigation System - Ongoing repairs. Ground movement is causing multiple leaks.

Discussed the brick wall on the Linda Lane side of the property, repairs are necessary at some point due to the initial construction method. Seeking proposals for foundation repairs from Dezcon Concrete, Anchor Foundation and Sanchez Concrete.

Due to budget constraints the Phase I painting project has been reduced, the oldest homes in the neighborhood will be painted first, starting on the east side of Ethic Lane, additional homes will be painted in the Fall as available funding allows.

New Business:

Discussed getting a quote for sealing the cracks and joints in the concrete streets. Preventive maintenance to prevent roadway failures.

Reviewed the 2023 Annual Meeting agenda. Agreed to seek approval at the meeting to change the Annual Meeting Notification package to email from USPS.

Dave Van Noy adjourned the meeting at 7:28 PM