

HERITAGE TOWNHOMES OWNERS ASSOCIATION  
DIRECTORS MEETING MINUTES  
Thursday, November 16, 2023  
NP Office Conference Room

The meeting was called to order at 6:30 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 Q2 July 20, 2023, meeting minutes: reviewed via email, Doyle Durrett motioned to approve, Dave Van Noy seconded, approved by all board members July 27, 2023.

Treasurer's Report:

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

Doyle Durrett motioned to approve the financial reports, D. Cole seconded. Motion carried.

Sandie Miller presented the Management report:

The current A/R due is \$3,836; past due amount is \$2,880;

Currently there are: 29 - Homeowner residents, 20 – Rentals, and 5 – Weekend residents

Property Owners Insurance - 2 policies are expired.

Rental registration is up to date.

Finished Business:

Half of the Phase 1 painting project is complete (east side of Ethic Lane).

Significant repairs to irrigation system leaks were required in 2023.

Unfinished Business:

Irrigation System repairs are anticipated.

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

Due to budget constraints the Phase I painting project was reduced, the east side of Ethic Lane was completed, plan is to finish Phase 1 (the remainder of Ethic Ln) and begin Phase 2 in 2024.

New Business:

Discussed getting a quote for sealing the cracks and joints in the concrete streets, Anchor Foundation may bid Street sealing, seeking bids from other companies. Board agreed street sealing take priority over curb painting.

Reviewed the proposed 2024 Budget and Long Range Plan, and discussed the planned special projects: Agreed to follow the LRP and hold annual dues at the current level. Pool refinishing and completing Phase 1 and begin Phase 2 painting are the special projects for 2024. Dave Van Noy motioned to approve the 2024 budget, Doyle Durrett seconded. Motion carried.

Also discussed acquiring the services of a new Management Company. Neighborhood Partners has given notice to end services. NP is recommending Beal Mngt, Board is discussing options with other potential firms. Additional research is required.

Dave Van Noy adjourned the meeting at 7:23 PM.