

*Heisley Park Homeowner Association Inc.  
General Board Meeting Minutes  
October 10, 2017*

**I. Call to order**

D.Krizan called the meeting to order.

**II. Roll Call**

D.Krizan, R.Hurn, J.kalin, I.Simunovic H.Moran

David Barnett from Barnett Management and Legal counsel were present as well.

**III. Approval of minutes from last meeting**

Minutes were approved for meeting on July 26, 2017

**IV. Meeting Format**

-Public comments only allowed during good and welfare.

- 2 minute max per residence.

-The board is not required to respond to any comments but will at its own discretion.

**V. Board Comments**

-D. Krizan: Spoke on behalf of the board. We as board members are volunteers and are in no way compensated for the time and effort we put into running the HOA. We would like the residents of Heisley Park to know that our goal as board members is to make sure that everyone follows the rules of the HOA so that we may live in a fun, clean and safe community.

- Rachel: legal counsel to the board went over what would happen if the HOA is dissolved. The HOA would go into receivership and a court appointed attorney would be assigned to operate the HOA. This would cause a substantial increase to the annual HOA dues.

-Letter format: The board has received complaints in regards to the format of the violation letters that are sent out by Barnett Management the legal counsel.

- Rachel: Theses letter are written in legal format and are not intended to offend anyone but rather to inform people of the violation in concise manner.

-Consistency: The board aims to be consistent with violation letters. We cannot pick and choose for what violations letters are sent out.

- Fines: The board can only levy a fine after several notices have been mailed and the issue has not been resolved.

-Common Area: During the week of 4<sup>th</sup> of July fireworks were set off in the common area. The HOA had to pay to clean up this area.

**VI. Design Guidelines**

-Fishing: Fishing in ponds is against the HOA guideline.

- Changing Declarations: In order to change the declarations 75% of the residents must vote to do so.

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**VII. Maintenance Of Common Spaces**

-Landscaping: Residents should not maintain or cut common areas in the community as this is a liability for the HOA. Most common areas are maintained bi weekly to manage costs.

**VIII. Encroachments**

-Survey: The board has decided that a land survey will be done in the spring of 2018 for the common areas. Any resident that is found to be encroaching on the common area will have to resolve the encroachment at their sole expense.

**IX. Financial Review**-Finances: There is \$121,000.56 in the HOA checking account and \$161,971.00 in the money market/reserves account.

**X. Old Business**

-Phragmite Remediation: To do a cut and clean for all the ponds it would cost the HOA \$35,000.00 and it would not be a permit solution. The board along with Barnett Management is looking into a more permit solution.

- Fountains: The board has looked into installing fountains in the pounds but the city owns the pump house and will not allow us to tie in the electrical work needed to run the fountains.

-Halloween Event: The event will take place in the green space in the back of the development on October 21, 2017 between 3-7pm.

-Common Area Build Out: Jen spoke on behalf of the board. We sent out surveys to all residents in regards to what should be built in the green space only 60 surveys were sent back. The most popular responses were track, playground, pavilion, baseball back stop, parking lot and restrooms. The HOA then sent out the RFP to obtain quotes. We received nine inquires and one quote. The base build out which would include a parking lot and landscaping was over \$200,000.00. The cost to build everything was over \$300,000.00. The HOA has \$120,000.00 for green space development. At this time the project has been put on hold as we seek input and new ideas from residents on what should be done.

**XI. New Business**

-Landscaping: The HOA now owns all the green space behind Spruce Ln. This will increase the cost of landscaping.

-Maintenance Items for Reserve Study: The black top walk way is to to be repaired next year funds to come from the reserve account. The HOA will have a 3 year forecast done for all maintenance areas.

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**XII. Resident Comments**

-Ray: There is a problem with communication between the board, Barnett Management and the residents. Board: We understand there is a problem and will be working to improve our communication.

-Brian: Agreed with Ray on the communication issue and suggested we put the pricing for the green space on our website, also suggested that we build something in the green space rather than waiting to build everything. Dave Barnett: We will post the pricing on the website.

-Josh: What is pool skirting? Board: The beams supporting the pool cannot be showing and the pump cannot be visible. .

-Pam: Can the HOA ask the city to put up no parking signs on the wrong side of the street? Board: We will ask the city.

-Scott: I emailed the board and Barnett Management several times in regards to my pool and never heard back. Dave Barnett: Please forward me the emails and I will look into it.

-Joe: Will the board send out another survey for the green space? Board: We will send another one out in January.

-Lindsey: Do all the mailings come from Barnett Management? Board: Yes they do.

Sign:

Date: