

HERITAGE VILLAGE MASTER COMMUNITY ASSOCIATION
Board of Directors Meeting
MONTHLY MEETING

Date: March 20, 2024

Place: ELECTRONIC: 6:00 P.M.

THE MEETING WAS HELD VIA REMOTE ELECTRONIC MEANS
MINUTES

Call to Order

- Meeting was called to order at 6:03PM by Nelepovitz.

Roll Call

- **Present:** Nelepovitz, Chicky, Markano, and HVMCA manager. Also, present Scott Knoeb
- **Absent:** Burkhardt, Baudhuin

Approval of Agenda

- Chicky motion to approve of agenda with the changes Markano 2nd; Unanimous.

Approval of Previous Meeting Minutes

- **Approval of Open Session Board Minutes 1.17.24** Chicky moves to approve with one minor correction, Markano 2nd
- **Approval of Open Session Board Minutes 2.21.24** Chicky moves to approve with corrections, Markano 2nd

Public Comment

SHOUT OUT - Light poles look GREAT! Thank you to John Markano for his idea and Ramon for his color selection.

Financials

BALANCE SHEET

- Change needed to reflect acct 2178 as Reserve not CD
- Journal Entry to transfer balance from Pre-Paid Rent to Pre-Paid HOA
- On the balance sheet – Capital where did this come from? This number came from the CPA. David Knoeb to look back at his notes and bring the answer back to the board.

CASH FLOW

- Review Income, Expenses, Payroll
- This is the main report to keep an eye on and watch the consistency of the funds in and out.

BUDGET COMPARISON

- Will be in the packet from now on, will look a little off as we still need to get the accounts reassigned, and the budget didn't include management services so you will see those added fees.
- David discussed the budget preparation and reserve funds transferred that shows it reflecting in (Major Component Replacement or Reserve expense) Nelepovitz broke down what that Major Component Replacement. Show budget with a \$0 profit, Per Davis Stirling.
- Use 2 years of previous years budgets for new budget.

- David to draft a new version of the budget for the board.
- Markano expressed his concern regarding the \$0 based income. Just the net operating income on the budget planning document to show the \$0 profit.
 - **MOTION:** Chicky moves that the board reviewed the financials, Markano 2nd; Unanimous

OLD BUSINESS

Governing Documents

- Jim to get the final draft of compiled notes to Cheyenne this week.
 - **ACTION:** Manager to email compiled notes to attorney.

Election/Nomination Forms

- Nomination forms have been sent out. Chicky is nominating herself to run for another year. Markano nominating himself to run for another year.

Southern California Edison Contract

- SCE had a contract regarding the streetlights. No longer using certain components and SCE was to change the contract and show a much lower electric usage. Bill needs to be adjusted to reflect the new LED usage.
 - **ACTION:** Manager to stay on top of getting an updated contract from SCE.

NEW BUSINESS

HVTOA Landscaping Cancellation

- Discussed the loss of this income and needing to reflect on this change in the new budget.

Reserve Study

- Discussed the previous complaints from the reserve study analyst.
- Nelepovitz stated it's looking better and will review this and bring back any questions/concerns for a special budget meeting.
- Markano submitted several concerns regarding the previous study and would like a detailed comparison of then and now.
 - **MOTION:** Chicky moves to schedule Budget Meeting on 8:00AM March 29, 2024, Markano 2nd

Road Maintenance

- Continue researching pavement companies and email estimates to the board as they come in as we are in our window to have this project completed. Topian - C
 - **ACTION:** Manager to contact the city regarding bringing fiber to the community.

Basketball Court Benches

- Chicky had brought this forward as a resident request last month for benches to be added close to the basketball court. Ramon stated it's roughly \$150.00 to make each bench and is more efficient to make an extra to store for future use.
- Benches to be placed far enough back that they will not interfere with safety measures of using the basketball courts.
 - **MOTION:** Chicky moves to approve Ramon building 3 benches and placing 2 benches at the basketball courts. Markano 2nd.

COMMITTEE REPORTS

Architecture/Landscape

RV Committee

Grounds Crew

Manager's Report

Race Communications – No completion date.

Executive Session

- General note of Executive meeting held on 3.20.24

Adjournment

- Chicky motions to adjourn; Markano 2nd; Unanimous.
- The meeting adjourned at 7:58PM

Respectfully submitted,

Cheyenne Schmierer, HVMCA Manager

SECRETARY'S CERTIFICATE

I certify that the foregoing is a true and correct copy of the minutes approved by the Board of Directors.

John X. Markano
John Markano, Secretary

5/3/2024
Date

**Next Regular Scheduled HVMCA Board Meeting:
MAY 1, 2024 6:00PM**

**NOTE - An Owner Has The Right To
-Have A Copy Of Approved Minutes Upon Request
- Speak To The Board Of Directors During Public Comment
-Action By The Board May ONLY Be Taken On Agenda Items**