

**HERITAGE VILLAGE MASTER COMMUNITY ASSOCIATION
OPEN MEETING**

Date: January 15, 2025

Place: 425 N Heritage Dr & Electronic

Time: 6:00 P.M.

**THE MEETING WAS HELD VIA REMOTE ELECTRONIC MEANS
MINUTES**

Call to Order

- Meeting was called to order at 6:00 PM by Nelepovitz

Roll Call

- **Present:** Nelepovitz, Chicky, Markano, Burkhardt, Baudhuin, Manager Cheyenne, and Scott Knoeb

Approval of Agenda

- Chicky moves to approve the agenda, Burkhardt 2nd; Unanimous

Approval of Minutes from 11.20.24

- Markano moves to approve minutes from 11.20.24 with the corrections noted, Chicky 2nd; Unanimous

PUBLIC COMMENT

- NONE

FINANCIALS

November 2024 Financials

- The board discussed the financial health of the organization, focusing on the operating account balance which was showing a steady drop in balance.
- They noted that the operating account balance was decreasing, despite being over budget in certain areas such as payroll and accounting fees.
- The board also discussed the reserve account, noting that they had budgeted more than the reserve study recommended amount. They questioned the inclusion of the reserve study expenses in the operating report and the absence of actuals in the reserve allocation line.
- They also discussed the need to review the budget and identify areas where they could cut back on expenses.
- The board agreed to revisit the financial reports and accounting practices with David, and to scrutinize every expense.
 - **ACTION:** Manager scrutinize all expenses closely going forward, and to look to see if she could identify why electricity costs were so high.
 - **ACTION:** Manager to have David attend the next meeting to explain financial reports in more detail.

OLD BUSINESS

Corporate Transparency Act

- The board discussed the ongoing issue with the courts and the need to have everything ready for immediate action if the situation comes back on.

GOVERNING DOCUMENTS

- There were concerns about the complexity of the new documents and the need for a clear argument to present to the membership. The board agreed to proceed with updating the governing documents, with the understanding that further discussions would be needed on how to present the changes to the membership.
 - **ACTION:** Manager to email lawyer with the notes from John and to get the election rules updated to allow election by acclamation and electronic voting.

NEW BUSINESS

HERITAGE INN

- Discussed the hotel next door, which has not been paying monthly dues for the use of the private road since 2021.
 - **ACTION:** Manager to reach out to the new owners of the hotel to establish a relationship and request for monthly payments.

PALM TREE

- Discussed the palm tree at 401 Heritage Place needing to be removed as it's too big for its location and is beginning to damage the brick wall.
 - **ACTION:** Manager to contact the homeowner and request the palm tree be removed.

COMMITTEE REPORTS

RV REPORT

- Discussed the need for increased security measures, particularly at the Roosevelt lot, following two break-ins and reports of unauthorized individuals living in RVs. The idea of installing higher walls or cameras was proposed, with Matt suggesting the use of solar-powered trail cameras. The board agreed to explore these options further.
 - **ACTION:** Manager to get prices of trail cameras and have Ramon get us an estimate for raising the brick wall.

A/L REPORT

- The architectural committee provided updates on several homeowner requests for modifications like front yard landscaping, irrigation systems, and solar panel installations. Most projects were approved after inspections, but one homeowner was denied approval for concrete work

GROUNDS CREW

EMAIL CORRESPONDENCES

- Manager received an email about the grounds crew wearing masks around bird dropping areas due to bird flu concerns, though they already follow that practice.

BOARD MEMBER - ADD ON

- Transitions of roles within the board.
- Jim announced his need to resign once his home closes escrow, the board agreed to move him to a director at large position. Matt was nominated as the new Vice President, and Eric was nominated as the new President.
 - **MOTION:** Markano motions to move Jim Nelepovitz to Member at Large, Eric Burkhardt to President and Matt Baudhuin to Vice President, Chicky 2nd; Unanimous
 - **ACTION:** Manager to speak with 2 homeowners regarding the pending open Member at Large position.

MANAGER REPORT

General note of Executive Session held on 1.15.25

Adjournment

- Chicky motions to adjourn; Markano 2nd; Unanimous.
- The meeting adjourned at 7:49 PM

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 Markano, Secretary

4/16/2025
Date

Next Regular Scheduled HVMCA Board Meeting:

February 19, 2025 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**