

Owners Meeting Minutes – 26 March 2025 – 7 PM

1. The President called the meeting to order, introduced the board of trustees, and requested that all attendees fill out and submit an Update My Information form.
2. The trustees tallied the meeting sign-in sheets, and determined that 49 properties were represented. Quorum (140 properties) was not achieved.
3. The President reviewed the deed restriction expiration, continuity of the HOA, and the purpose of the HOA, to be responsible for: Common area maintenance (planting, mowing, tree removal), property taxes, insurance, legal fees, Painesville Twp issues, dues billing and collection, title transfers, gov't compliance (CTA), etc.
4. The Lake County Sheriff's Dept. presented safety tips for the neighborhood and answered questions from the group.

Tips included adding cameras where possible, encouraging children to walk in pairs, locking vehicles, adding lighting around homes, keeping valuables out of sight, and cutting up boxes from expensive purchases, rather than leaving them at the curb on trash day. Questions included dirt bike and ATV activity on our streets, tire tracks down the grassy sides of the main entrance hills, fireworks violations, and requests for additional patrols through our development.

5. Will Irons, one of our owners, gave a brief summary of a possible Windstream fiber optic cable deployment throughout our development, if there will be sufficient interest among the residents to sign up for the new service. Windstream will submit information in the near future, and we will post it on the website.
6. John Roberto, one of our owners, and the owner of Fire & Ice, across the street from our development, spoke for a few minutes about their new event center, with capacity for 80 guests, and asked our members to consider the venue for any gatherings or events that they may be planning, especially for those folks that don't like having to deal with cleaning up after hosting such an event at their homes.
7. Tom Clark reviewed the Common Area Property Tax situation, and the pending Board of Revision process. Property taxes for 2025 have nearly tripled from the 2024 level. The HOA has paid the taxes for the first half only, while we wait for any adjustment that will come from the BOR hearing, which will create a reduction in the amount that we will owe for the second half (July). The HOA is responsible for 20+ acres of common area land, valued at more than \$92,000 according to the assessment performed in 2024.
8. The President reviewed the current financial status of the HOA, including our current reserves of \$32,103.95. The HOA maintains a reserve fund of this size, so that we can cover unexpected large expenses that may come along, such as a round of blight that could kill multiple trees in our common areas. An attack of blight could easily kill 20-30 trees, each costing \$500 to remove, for a total bill of \$10-15k. And, Heatherstone has

hundreds of trees on our common area land. The HOA will continue to maintain our reserve as a rainy day fund.

9. The President reviewed the Delinquent Owners Report, and stated that when he took over the position seven months ago, the HOA was owed more than \$23,000 in unpaid dues. Today, that amount has been reduced to \$7,575. He also discussed the need for lien filings, to protect the right of the HOA to collect those delinquent dues, since the private sale of a property could allow a delinquent owner to move on without clearing their debt to the HOA. The attorneys will charge the HOA \$225+ to research the debt, file a lien against the property, and also file to release the lien when the debt is paid. The \$225 is viewed as an HOA investment in securing the debt, since it will be added to the amount of the debt as part of the filing, and must be repaid to the HOA to clear the lien. So, an owner with a \$300 delinquent debt will have a lien placed on his property for \$525 or more, including the lien fees. The HOA must lay out the \$225 up front, but we will recoup that money when payment is made to release the lien. The filing of a lien is not the preferred way to address delinquent owners, but some have left us no other choice. The first round of liens (10 properties owing at least \$300 each) will be sent to the attorneys next week. Once the liens are filed, the properties cannot be sold or refinanced without satisfying the lien. In addition, if there is a mortgage on that property, the owner may likely receive a letter from an unhappy bank or mortgage company. The credit rating of the owner may also suffer, following a lien being filed against their property. Once the first round of liens is filed, the group of second round targets will be determined and processed.
10. The President reviewed the budget report and dues for 2025, which will be \$70. The newly added Click-to-Pay feature was explained, and it was made clear that the only owners who will be given the chance to pay online are those owners that have filled out and submitted their Update My Information form, supplying an email address AND their permission for the HOA to send the invoice by email. This is because each invoice sent by email will have a unique Click-To-Pay link included, which will ONLY apply to that invoice. Clicking that link will take the owner to a secure site where payment can be made. There will be NO EXTRA FEE to use Click-To-Pay! Owners that request to receive their dues invoice by regular mail will have to pay by check, mailed to the P.O. Box, as we have always done.
11. The President reviewed the Proposed Rules for our neighborhood. With the expiration of the deed restrictions, the HOA no longer has the authority to enforce any of the old rules, which were based on those deed restrictions. But, all of us want to maintain the beauty and harmony of our neighborhood (not to mention our property values), and voluntarily continuing to abide by the rules that we have followed since Heatherstone was founded seems like an easy way to accomplish that. The Proposed Rules were taken

from our original governing documents, and while there should be no surprises in there for anyone that has been an owner for a while, some newer owners have expressed that they never knew where to find these rules. We will post a copy of the rules for everyone to find on our website. While the HOA cannot enforce these rules on any owner, the trustees asked that anyone observing a violation of the rules send an email to trustees@heatherstonevillage.com, so that we can bring it to the attention of the owner in violation. The trustees will work to clarify, when there is any misunderstanding of the rules, and attempt to resolve any issues amicably. Issues that cannot be resolved can be mentioned on the information page of the community website, to let everyone know the reason for any continued rule violation. In addition, the President made clear that while the HOA may have no enforcement "teeth" in these matters, any violation of Painesville Township ordinances or county laws will be turned over to the Sheriff's Dept for resolution.

12. The trustees acknowledged the new addition to all of our entrance signs, displaying our website address for our members and visitors, and thanked Jim DiFranco for his work in getting those done.

13. There was a Q & A session, and several ideas were raised and discussed. Some of the topics brought up were:

- flooding at the end of Appletree, which may require involvement by the county,
- the possibility of offering common area land for sale to those existing owners with abutting property,
- the possibility of the landscaper getting an earlier start on the spring plantings and using better weed block,
- requesting that Riverside HS and other event organizers give the HOA better advance notice of those events that will have joggers running through the development
- planning and coordinating more community events and mixers
- identifying the scheduled visit by the streetsweeper
- coordinating with the road dept to fix the potholes that have developed

14. Election of Trustees:

Each existing trustee was asked if they were willing to continue to serve as a trustee, and all four trustees confirmed that they are willing to continue serving. The President stated that a full complement of trustees would be as high as six or seven people, which would leave room for two or three more trustees to be added.

All attendees were asked if anyone would like to volunteer to serve as a trustee.

No one volunteered to serve as a trustee.

All attendees were then asked if anyone would be willing to volunteer to help with HOA events or programs.

An example was given, in the new role of social media liaison, which has been filled by an owner who recently stepped up to handle that role for the HOA.

No one volunteered for event assistance during the meeting (although some folks did come up after the meeting to offer help)

15. Meeting adjourned at 8:50 PM.

By his or her signature below, a Trustee affirms that these are true, accurate, and complete minutes of the Trustees Meeting.

Russell Farnsworth, President