

Heritage Glen Townhome Owners Association Annual Meeting

September 24, 2015

Trinity Presbyterian Church, 2125 Tower Drive in Woodbury

Board President Jerry Peterson called the meeting to order at 7:05 p.m. Other members of the board present were Jim Jacobs, Jean Crotty, and Susan Kallman. Kay Sand was present representing Personal Touch Property Management (PTM)

Jerry confirmed that we had a quorum, at least 10% of the membership or 10 households, present to conduct business. 21 households were represented.

Board Report

- A. The members requested that reading of the Minutes of the 2014 Annual meeting not be read so that the meeting could proceed.
- B. Jerry reviewed a series of major initiatives completed this past year:
 - Rain Garden #2 was installed.
 - Mail boxes were replaced with keyed mailboxes to increase security.
 - Passed the 2015-2016 budget
 - Replaced a number of damaged and downed trees.
 - Granular treatment applied to reduce the Japanese beetle population.
- C. Some projects to be covered in the coming year are:
 - Complete the four erosion projects approved this year.
 - Remove river rock and install plants in the two circles (BHL and BBA) to enhance the appearance of these areas.
 - Continue spraying for Japanese beetles
 - Continue replacing dead or damaged trees
 - Consider installing a third rain garden if incentive funds are available.
 - Consider irrigation upgrade
 - Review the ground maintenance contract
(Homeowners' comment: No need to use blowers on the mulch around trees).

Financial Report

- A. Kay Sand summarized the H-G Budget for 2015/2016, reviewed key points and indicated that our association continues to be in good financial condition. A copy was provided to those who attended this meeting and one will be enclosed with this report.
The Association financial balance sheets for 2015/2014 were reviewed by Marc Van Zandt, CPA. He stated "Based on my review, I am not aware of any material modifications that should be made to the accompanying June 30, 2015 and 2014, financial statements in order for them to be in conformity with accounting principles generally accepted in the United States of America." (Any Association member wishing to review this report can contact Personal Touch Management for a copy).
- B. A copy of the Summary Annual Report prepared by PTM for this meeting is also enclosed for your information.

Committee Reports

A. Social

Betty Koreltz indicated that the combined garage sale went well this past summer in terms of the number of participants and coordination. The committee will continue to propose and conduct events in an effort to involve more members of the H-G community. She currently edits the “For the Birds” newsletter. Could use assistance in this endeavor and is very willing to turn it over to another H-G member. She feels it is time to bring another perspective into the picture.

B. Maintenance

Karl Bozicevich indicated that this committee has been dealing with observations from the spring walk around as well as concerns brought forth by H-G homeowners and the Board concerning soggy landscape, erosion and drainage issues. **If any homeowner has concerns regarding these or other maintenance issues they should contact him as he would be very willing to assist in finding solutions.**

D. Architectural

Julie Wright indicated that the Architectural committee has had a relatively light summer with most of the questions answered by the H-G Architectural Guidelines. These can now be found on the H-G website <http://www.heritageglenhoa.com>. Julie has color palettes addressing exterior colors permitted in the guidelines.

Election of Board Members

Two positions (Jerry Peterson, Jean Crotty) were up for election. No nominations were received through PTM. The floor was opened for nominations and input. A number of positive comments were offered regarding the operations of the current Board but no candidates came forward. Louise Jacobs then commended the Board members for the job they had performed this past year and recommended that the Board continue intact for the coming year. The incumbents agreed to serve another two year term and were elected with a white ballot.

Old Business

Lynn Michael agreed to head up an adhoc committee to stain the mailbox posts to dress up their appearance following installation of the keyed boxes this past summer.

New Business

Jim and Louise Jacobs were winners of the one month’s free dues drawing for those homeowners attending this annual meeting.

All of the committees involve a relatively small number of meetings and investment of time. The Board and Maintenance committee probably require a larger commitment than the others. All would benefit from new membership because of the increase in the variety of inputs as well as the diminished load per member.

Becky Woll’s move for adjournment was seconded and the meeting adjourned at 8:30 p.m.

Next Meeting Date

The next board meeting will be Tuesday, October 20, 6:30 p.m. at 414 Bluebird Lane.