

HEATHER RIDGE H. O. A.  
BOARD MEETING MINUTES  
JANUARY 9, 2024

Meeting was called to order by President Michelle Merrill at 7:00 PM.  
Board Members Present: Michelle Merrill, President; Grady Kurpasi, Vice-President; Carl Portee, Treasurer; Paul Van Nostrand, Secretary; Leigh Larson, Ron Hasson and Joe Evans, Directors.

Pledge of Allegiance was done.

**SECRETARIES REPORT**

Minutes of the November 8, 2023 board meeting were read by Paul Van Nostrand. Motion was made by Ron Hasson to accept minutes as read and second by Joe Evans. Vote was unanimous.

**TREASURER'S REPORT**

Carl Portee reported financials as of Dec. 31. 2023. Motion was made by Grady Kurpasi to accept the Treasurer's report and second by Paul Van Nostrand. Vote was unanimous.

**IRRIGATION COMMITTEE:**

Nothing to report.

**BEAUTIFICATION COMMITTEE:**

Nothing to report.

## GATE COMMITTEE:

Nothing to report.

## OLD BUSINESS:

Amend Article VI Paragraph B and Article VI Paragraph D of the Heather Ridge Homeowners Association Declaration of Covenants Conditions and Restrictions to prohibit the renting or leasing of a dwelling unit: Both amendments failed to garner enough votes by the membership for passage. Item closed.

Sealcoating of streets in Heather & Hunter's Ridge in calendar year 2023: Rescheduled for the last week of January, 2024

Michelle Merrill was able to have Shields Asphalt Coating Inc. and RCN Concrete Works, LLC make street repairs before seal coating could commence. The final cost was \$1,770.00. Much lower than the original quote of \$2,800.00. Item closed.

## NEW BUSINESS

Schedule BOD meetings for the remainder of 2024: Meeting dates and times have been confirmed at the COCA clubhouse for remaining 2024.

3 quotes from Carols Stump Removal: Items will be discussed at the February board meeting. Item open.

Maturing CD: One Suncoast Credit Union CD is maturing on January 18, 2024. Two rate/term options were presented by Carl Portee. A motion

was made by Michelle Merrill and second by Paul Van Nostrand to go with a 12 month, 5.0% CD. Vote was unanimous.

Homeowner Email address information: Ron Cantino presented a cover letter and form that would be sent to all homeowners requesting their Email addresses. Ron Hasson made a motion to allow these letters to be mailed and second by Joe Evens.

Gate Camera's: We need to find a new board member that would maintain the camara's batteries and memory card. Item open.

Motion was made by Joe Evans to adjourn meeting and second by Grady Kurpasi at 7:50 PM.

Respectfully submitted,

Paul Van Nostrand, Secretary, Heather Ridge H.O.A.