

# HEATHER RIDGE HOA BOARD MEETING MINUTES

## JANUARY 10, 2023

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

### SECRETARIES REPORT

Minutes of the November 9, 2022 board meeting were read by Paul Van Nostrand. Motion was made by Grady Kurpasi to accept minutes as read and second by Michelle Merrill. Vote was unanimous.

### TREASURER'S REPORT

Carl Portee reported financials as of December 31, 2022. Motion was made by Ron Cantino to accept the Treasurer's report and second by Charlie Walpole. Vote was unanimous.

### IRRIGATION COMMITTEE:

Nothing to report.

### BEAUTIFICATION COMMITTEE:

Request received for one tree removal. Request was approved.

### GATE COMMITTEE

Ron Cantino reported that in calendar year 2022, we had 10 gate arm breakages. Discussions/research still ongoing regarding placement of camera's and or signage.

### OLD BUSINESS:

Trees in need of trimming in various HOA Common Ground areas. Tree work was performed on Dec. 6, 2022. Item closed.

### NEW BUSINESS:

Amend Article VI Paragraph B of the Heather Ridge Homeowners Association Declaration of Covenants Conditions and Restrictions to prohibit the renting or leasing of a dwelling unit: Ron Cantino drafting a letter to Attorney Dan Pilka for guidance. Item open

Change gate code at Heather and Hunter's Ridge entrances to "7908": New code will be entered shortly and old code will stay active until May 1, 2023, at which time it will be deactivated. A letter to all homeowners will be mailed soon. The board will notify certain regular businesses of this change.

Schedule Board of Director's meetings for 2023: Paul Van Nostrand contacted the rental person at COCA and all 2023 meeting dates have been confirmed. I will update the website and message boards at both exits.

Motion was made by Carl Portee to adjourn meeting and second by Michelle Merrill at 8:10 PM.

Respectfully submitted,

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