

HEATHER RIDGE H. O. A.  
BOARD MEETING MINUTES  
OCTOBER 22, 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, Joe Evans and Ron Hasson, Directors  
Pledge of Allegiance was done.

SECRETARIES REPORT

Minutes of the Sept. 10, 2024 board meeting were read by Paul Van Nostrand. Motion was made by Joe Evans to accept minutes as read and second by Grady Kurpasi. Vote was unanimous.

TREASURER'S REPORT

Carl Portee reported financials as of Sept. 30, 2024. Motion was made by Grady Kurpasi to accept the Treasurer's report and second Leigh Larson. Vote was unanimous.

Carl presented two budget proposals for 2025. One included a 6% increase, to cover cost of living increases and the other budget proposal illustrates the cost to homeowners if a (CAM) Community Association Manager were to be approved. The increase in annual dues would rise approximately by 24%. Our C. C & R's allow for a maximum annual increase of 15%.

Ron Hasson will be drafting a letter, to be sent to homeowners detailing this and asking for owners to attend the Annual Meeting on November 13, 2024. 7 PM.

The idea of a CAM came about as the Board Of Director's is seeking more volunteers to join the board.

### IRRIGATION COMMITTEE:

Payment for quarterly inspection has been made. Waiting for confirmation of inspection date.

### BEAUTIFICATION COMMITTEE:

Nothing to report.

### GATE COMMITTEE:

Nothing to report.

### OLD BUSINESS:

Sealcoating repairs that still need to be completed in a few areas of our development/pressure washing still needing to be done. Holbrook Asphalt Co. will return this fall once the weather has cooled down. It was mentioned that this work will be performed sometime in November 2024. Item open.

Corporate Transparency Act: Michelle Merrill coordinated with Tiffany at Attny Pilka's office to attend our November board Meeting to discuss the new state legislation.

Tiffany provided guidance pertaining to the three (3) bills that are directly aimed at HOA's, which were signed into law - effective July 1, 2024. These topics included: Board Certification classes, both in person and online. Standardized Hurricane Protections and Website requirements. Item open.

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

## NEW BUSINESS

Weeding Contract: Michelle presented two quotes from Legacy Landscaping & Tree Services, Inc. The first quoted amount was \$400.00/month. This includes twice per month service during the summer months and once per month during winter months. A motion was made by Ron Hasson to accept this quote and second by Joe Evans. Vote was unanimous.

The second quote represented a one-time clean up cost of \$1,100.00. This would include more intense trimming and debris removal. Motion was made by Ron Hasson to accept quote and second by Leigh Larson. Vote was unanimous.

This second quote also included a charge to remove debris from the Tract "E" common ground area, due to storm damage. The quote was \$400.00. We are waiting for another quote from Top-Hat. It was decided to wait until the other quote is received before a board vote is taken. Item open.

It was mentioned that two dead trees are also in that area, but removal will have to be tabled until 2025 as there is not enough in that budget line item to cover the cost of removal at this time.

Motion was made by Ron Hasson to adjourn meeting and second by Joe Evans at 8:30 PM.

Respectfully submitted,

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