

HERITAGE VILLAGE MASTER COMMUNITY ASSOCIATION

Board of Directors Meeting

Date: November 7, 2018

Place: Heritage Village Clubhouse Time: 7:00 P.M.

APPROVED (12/19/2019)

Call to Order

- Meeting was called to order at 7:00 PM by Nelepovitz.

Roll Call

- **Present:** Nelepovitz, Markano, Chicky
- **Absent:** Burkhardt, Zellner

Approval of Agenda

- Motion to approve agenda with changes: Markano; Chicky 2nd; Unanimous.

APPROVAL of 10/17/18 Regular Session Minutes: with correction Markano, Chicky 2nd; Unanimous.

Public Comment

Fountain resident present with a concern of her tree that is dead and needs to be removed. She stated that Ramon commented that it has boars inside the tree. She was informed by the HVMCA president to go to her sub association who is responsible for removing tree. She also had a question about renting the gazebo. She was advised by the HVMCA board that it is first come and we do not charge for the gazebo.

Accounts Receivable/Aging:

A/R aging reviewed by board, manger directed to research three properties, for when the properties were sold and or auctioned, and need to research whether or not the three properties in question were written off with in past few years.

Manager was directed by the board to delete any invoices for HOA fees that accrued after property was sold or auctioned.

Manager was directed by the board to contact SBS concerning these three properties, Chicky asked to request email back from SBS stating why we cannot collect these back fees.

Old Business:

Presented estimates from Valley Cabinet and Michael J's. Board directed manager to contact Michael J's if they are painting or staining. Board prefers staining of cabinets then painting. Need to get new price quote also samples of paint and stain.

11/07/2018

Manager directed to contact manager of hotel for contact information for owner. Nelepovitz will draft letter to hotel owners addressing easement. Chicky requested that manager look for track map of the street and hotel entrance so that a Real Estate attorney advise about easement

Manager was also directed by the board to get price quote from home depot for counter top.

Employee handbook is still in process of final draft. Nelepovitz stated he was going to go thru the changes again and get back to Chicky.

Presented prices quotes for riding mower new and used. Markano stated find out from Ramon which is best for his needs also how many hours per year, also when the last mower was purchased.

NEW BUSINESS:

Board requesting to get quotes on cell phone plan for manager. Check with Verizon, AT& T and Walmart.

COMMITTEE REPORTS:

MANAGERS REPORT

Manager reported that Ramon and crew have begun to remove grass along fence area near hotel. Manager also reported that people from the hotel are walking dogs in that area and not picking up after their dogs. Manager directed to contact the management about this problem

Due to Thanksgiving Holiday paychecks are to be printed early with the date of 21st, Chicky will hand paychecks out on Wednesday November 21

Meeting for November 21, 2018 has been cancelled due to Holiday

ADJOURNMENT

Motion to adjourn @ 9:02 PM; Markano, Chicky^{2nd}; Unanimous

Respectfully submitted,

Sue Henderson, HVMCA Manager

**Next Scheduled HVMCA Board Meeting:
December 5, 2018 at 7:00 PM**

**NOTE - An Owner Has The Right To
-Have A Copy Of Approved Minutes Upon Request
- Speak To The Board Of Directors During Public Comment
-Action By The Board May ONLY Be Taken On Agenda Items**