

Heritage Lakes

Board of Directors Meeting – Open Session

Minutes – October 22, 2007

Ballroom – Heritage Lakes Clubhouse

Attendees

Board members present were: David Arbuckle, Peter Brezgiel, Michael McCord, Fran Wilson
SBB Manager: Carol Vasquez

Meeting called to order at 7:05pm

Motion to approve October 2 minutes as submitted; second and all approved.

Financial

Motion to approve financial reports as submitted; second and all approved.
Delinquency reduction plan discussed - no resolution.

Committee Reports

Communications

No report.

Golf

Submitted and approved \$850 for new golf score cards.

Lakes

Slope failure; professional engineer visited site of failure with Fran and Michael. Expert reported previous slope failure repair still holding and no further repairs needed. Engineer also reported new failure would be an economical fix and he would send us a repair specification. All members approved letter to be sent to home owners affected by slope failure detailing status of slope repair.

Landscape

Committee received three proposals for landscaping. Absolutely Bushed was recommended for approval with a total cost of \$77,000. Jimmy Gibson, owner of absolutely Bushed, presented his proposal in person. The motion to approve the proposal was tabled. The board approved \$2500 for Absolutely Bushed to produce a drawing and specifications for competitive bidding this work. Seasonal color was also tabled.

Pool

SBB presented a spreadsheet with cost comparisons of the three vendors submitting bids. Kevin Gies, pool committee chairperson, recommended Five Star Pools with an annual cost of \$26,304 for approval. Board unanimously approved Five Star Pools.

Kevin has requested SBB to provide all past pool records with respect to service or repairs. Board unanimously approved SBB to research all major repairs from 2003 to present.

Safety

Dudley Wilson reported that the fire marshal has accepted a raise arm gate, if we choose to pursue it.

Social

Fall Fest is scheduled for October 27 and movie night has been rescheduled for November 3.

Management Company Task Force presented results of search down to three firms: SBB, CMA, and Select Management. Interview dates and times will be scheduled in early November.

Old Business

- Storage building evaluation for safety and ventilation
- Hot tub cover
- All-weather ping pong table
- Putting green permanent steel posts
- Landscaping proposals
- Slope failure
- 3.66 Acres