

Heritage Lakes

Board of Directors Meeting

Minutes – April 24, 2007

Conference Room – Heritage Lakes Clubhouse

ATTENDANCE

Board Members present were Greg Hatt, Danny Carr, Tori Masters, Fran Wilson, and Roberta Bohnet. Carol Vasquez and David Garrett represented SBB Management.

MEETING CALLED TO ORDER AT 7:45PM.

MARCH 20, 2007 BOARD MEETING MINUTES.

Board reviewed the minutes for the March meeting. Motion made, seconded and carried to approve the minutes as written.

“RIGHT TO DISAGREE”

Board reviewed the “right” of a Board Member to request that their strong disagreement on any motion be recorded in the minutes along with their name, as requested by that member only. Motion to pass, seconded and carried to approve this “right”.

COMMITTEE REPORTS

- ACC Committee: Liaison reported the postponement of adding new members to the committee until their monthly meeting next week. Carol at SBB will contact non-selected members, to inform them of their status.
- Communications Committee: Newsletter going well. They earned \$280 on the advertising from the first issue. It is a real possibility that the newsletter may grow to twelve pages very soon.
- Social Committee: Since April 15, 2007 Community Garage Sale was such a flop due to weather, another one has been planned for May 12. There will not be clubhouse spots available this time, and the committee is requesting to have \$75 be approved to be spent to pay to advertise another sale. Motion to pass, seconded and carried to approve the funds.

Chairperson of social committee, Kristin Kloss, is also requesting an additional \$2000 to put on this year's New Years Eve Party. Since the majority of the even pays for itself, more money would serve to make a much more elegant event for the homeowners. Board had unanimously agreed that we will approve some amount for this cause, however, they want to see more info on attendance projections and what money will be spent on. Kristin Kloss will provide this information to the Board. Unanimous vote to table the issue until plan is presented.

- Pool Committee: Several things are needed to ensure that the pool opening in May runs smoothly. Need to be purchased: 75-100 air floats for the lazy river, three heavy duty

umbrellas with 90lb. bases, 2-4 hammocks, depending on condition, six trash can lid covers to keep rain out. Motion, seconded carried and passed to approve all purchases.

Cinco de Mayo scheduled for Saturday (May 5). Activities Director is in charge of the event.

Regarding the hiring of a Pool Monitor, the board asked the Pool Committee to submit a list of hours they think are best for this person to be most effective.

Problems are still being had in the upper pool and spa area at night and after hours. The equipment is being abused and vandalized. Carol is to investigate switch covers and signage to prevent further problems. Additionally, members agreed to seek bids on putting up lighting systems and possibly motion detector lights in that area. Report back to board when prices and feasibility have been established.

- Safety Committee: Carol presented contract for putting push button code locks on the front pedestrian gates. Prices included the mesh wire fencing to prevent reach through. Motion, seconded and passed to have locks installed ASAP.

Post Orders have been given to guard house and safety committee liaison had meeting with Larry from Securitas. He is reviewing orders and will train his employees properly.

Car window stickers were again discussed, but due to the fact that no solution has been come to as to how to require everyone to have them on, and who will enforce compliance, the issue has been tabled, until the safety committee returns with a feasible idea.

Liaison submitted three proposals on behalf of the Safety Committee. All proposals have been tabled by the Board. The proposal descriptions and board briefings are outlined below.

Hot Tub Alarm – A mechanism installed at the emergency hot tub switch that would be activated and sound an alarm when someone shuts off the unit. The goal is to help alleviate the problems caused when folks completely shut the system off. There are times when the system is off for hours and the hot tub gets cold.

Outcome. The Board voted to table this to institute less costly measures as a first step including better signage. It has also recently come to the attention of the Board that vandals have broken the locked thermostat box, and have been manually adjusting the temperature. This may be a main reason for the tub being cold. A much more secure thermostat covering is being installed to see if this reduces the problem.

Security Guard Remote Intercom System – Technology incorporated into the guard's cell phone that would enable the guard to leave post, while still having access to the front gate via an intercom, and also allow him to open gates remotely if needed. This would allow the guard more freedom for necessary patrols, while being able to keep the front gate closed when away from the post.

Outcome. Carol Vasquez says we may already have some type of system in place, and she will look into that. The board decided to table this until Carol provided research on existing capabilities.

Motion Detectors at the Pool that would notify the guards. – To be used after pool closing. Outcome. The board decided to table this to look at the possibility of installing a motion light as a first step. This light would be activated if someone enters the pool area after closing time. It would not notify the guard that someone has accessed the pool. This may produce good results at a lesser cost.

- Golf Committee: First tournament to be held Saturday, 10am. Open to all residents. Free. They are hoping to have one tournament per month (or three weeks).

Keeping kids off golf course and sand traps are becoming a huge problem.

- Clubhouse Committee: Presented details of repair issues for the Guardhouse and Clubhouse. Motion, seconded and passed to approve these projects, on the condition that the Guardhouse repairs (\$1465.00) are to be paid from special Projects Funds, and the Clubhouse repairs (\$1265.00) must be paid from the Clubhouse Repairs Funds.

Single hoop Basketball court proposed between cabana and volleyball facilities. Motion to pass, seconded and carried to pay for this project.

Second motion was needed to determine which hoop was purchased. All agreed on the stationary, heavy duty pole to be installed. Motion made, seconded and passed.

Landscaping projects reviewed and voted on. First project involves removing shrubs around fountain, and general clubhouse areas. (Bid from Custom Landscape for \$7625.13) Motion to approve, seconded and passed to fund these improvements.

Second bid was to line strip of grass at entry with various trees. Danny got a 2 year warranty from the own and is trying to get mulch thrown into the deal (approx. \$2500 from Strong's Nursery). Motion to pass, seconded and approved.

Need to add additional portage services for summer season. The company we are with will charge and additional \$459 per month. President and Carol Plan to seek new bids and to consolidate some services. Motion to pass as a temporary measure, seconded and approved. Treasurer also asked if bills for outside porter services can be separated out. Carol will call the company.

We pay \$600 per month on Pond Maintenance and want to know what chemicals are being used.

- Finance Committee: Concerns with billing had us review the grace period on HOA dues. Motion was made, seconded and passed to leave grace period unchanged.

Carol to look into phone situation. Specifically lines 5451, 5506, 5731 gate and compare to Vonage bills. To report findings to Treasurer.

Request to split Newsletter category into income and expense lines. (Advertising under income)

Treasurer would like a better explanation from SBB about line 5195.

Motion to approve Financials with noted changes above, seconded and passed.

**NEXT MEETING SCHEDULED FOR THE 4TH TUESDAY IN MAY, 6:30PM
HERITAGE LAKES CLUBHOUSE**

With no further business to discuss, the meeting was adjourned at 9:45pm

Minutes submitted by Tori Masters, Board Secretary