

Heritage Lakes

Board of Directors Meeting - Open Session

Minutes – December 20, 2007

Boardroom – Heritage Lakes Clubhouse

Attendees; Board members present were: Fran Wilson, David Arbuckle,

Danny Carr, Michael McCord, and Peter Brezgiel

Select Management; John Vickers

Meeting called to order at 7:05pm

Motion to Approve November 26, 2007 Minutes with change to add Carol Carr to Herald committee reporter. All approved.

John Vickers introduced himself as Select Management Property Manager for Heritage Lakes. John presented and reviewed his “Heritage Lakes Maintenance Worksheet as of 12/20/07” This will be John’s tool for logging and keeping track of projects, activities, and assignments for the community on a monthly basis.

John presented a bid from Knight Erosion Control for repair of our slope failure, Cost \$ 34,990. This proposal is similar to the work done at Stonebrier. This item was tabled pending review of the esthetics review of the Stonebrier repair.

John will get with Darren of Legacy Links for the following landscape items:

Landscape erosion repair at bridges, more river rocks at Lazy River, check condition of Cypress trees at the lazy river, get the cost to mulch various areas.

Financials – October financial approved.

Michael presented three P&L spreadsheets for review, titled, Heritage Lakes HOA.

No.1 Profit and Loss Spreadsheet – November 2006 thru October 2007 (as received from SBB)

No.2 Profit and Loss Statement - November 2006 thru October 2007- Adjusted (Moved special project expenditures to Reserve Account for true accounting.)

No.3 2008 Budget (Which includes funding 163-6001 Reserve Contributions \$144,000 and a net income of \$107,998.30.)

Motion to Approve 2008 Budget as presented Approved 4 to 1 Danny descending vote.

Late Fee Policy was discussed, and it will continue applied as described in the CC&R Amendment No.4 2002.

The new Reserve Study has been received and will be copied and reviewed by the Board.

Michael asked Select to audit Cost Code 163-5730 Access Gate for accuracy.

Michael submitted a Heritage Lakes HOA Reserve Budget for 2008 Summary:

Initial Reserve Balance 01/01/08	\$ 625,000
Deposits of	+ 166,500
Expenditures of	- 193,439
Estimated Reserve Balance 12/31/07	\$ 598,061

Clubhouse Committee;

1. John will look at Judy, weekend club house staff, to become permanent staff employed by Select, same as Leslie.
2. Leslie submitted new clubhouse staffing hours to cover more weekend and evening hours. This was Approved pending John's review of cost.
3. Exercise room drinking fountain has not been installed. This has been assigned to John.
4. New Craft room door has not been installed.

5. New Clubhouse decorations are complete to date. More under consideration.

Landscape Committee;

1. Absolutely Bushed plans are at Clubhouse for review.
2. Ted with Select is getting Landscape Proposals.
3. Town Hall Meeting January 10th is to be entirely devoted to Landscape Proposals. The Agenda will be to present the whole package; trees, scrubs, fountain, entry, clubhouse; then phases with associated cost.
4. Entry and fountain will wait for landscape proposal approval before spring color is installed.
5. John will get bids to fertilize existing trees.

Safety Committee;

Motion to add “No Parking” stripe on curb from north edge of playground to 20’ past south most sidewalk for children safety was discussed. The clubhouse curb will also be painted. All Approved and assigned to John.

Pool Committee;

1. Lazy river pump has been removed and is being repaired.
2. Sand filters will be installed with backwash going to the east sanitary drain.
3. John will get price for 75 new pool chairs and lounges similar to existing. Chairs will be ordered end of January after Board approved cost.
4. Motion to purchased new water volleyball net for lap pool. All Approved.
5. Motion to allow John authority for expenditure approval to \$500 without Board approval. All Approved.

Golf Committee;

1. Committee to establish monthly meeting time for Herald Calendar.
2. Proposal is being considered to relocate putting green to east side of Continental to allow for flat play area on west side south of play ground. John will price moving the putting green and leveling area.

3. The golf course rules board in the storage building will be installed by the first tee yardage sign. Assigned to John.
4. Golf committee will look at purchasing more sand boxes for holes with multiple tee boxes.

Communication Committee;

Leslie to log Emails received thru website – Viewpoint, for the purpose of tracking response time and answers.

Social Committee;

1. New Years Eve Party has been planned and tickets are on sale.
2. David will be establishing the Heritage Lakes President Coffee Club, meeting at the clubhouse once a month from 9-11am for residence round table.

Lakes Committee;

Fish feeder has been stored for the winter and the lakes fish study has been tabled till Fall '08. Magnolia Fisheries has recommended that we record fish catches to help analyze our lakes in mean time. Dudley Wilson will put on website a spot to record fish catches.

The trash bags at the dog stations will be monitored for theft, 5000 bags were used in 2 months. David is planning to have a Community Clean Up day around Earth Day. More to come!

Next Board Meeting to be January 22nd.

Meeting adjourned 10:45pm.