

Heritage Lakes Homeowners Association  
Town Hall Notes  
August 22<sup>nd</sup>, 2205  
Meeting Called to Order 7:05 pm

Matt Moore and Anna Pfaff in attendance from SBB Management Company.

Barbie Chandler, Mitch Narzem, Roberta Bohnet and Fred Kratz in attendance from the Transition Committee

Barbie Chandler welcomed all residents to the meeting. She introduced the new transition team member, Fred Kratz.

Marilyn Rubin asked how the open positions were filled. Barbie explained that the next resident with the highest votes from January's annual meeting would be invited to fill open spots.

Resident, Dan Gilligan, has started a Neighborhood Watch on his street Jefferson. He would like to see this program grow to the whole community. He has been going to the Frisco Neighborhood Watch and writes a newsletter for his own block. Dan invited Officer Montz and Officer Covington to give a program on the Frisco Neighborhood Watch and what could be done at Heritage Lakes. To find out more about Neighborhood Watches, you can reach Officer Covington at [gcovington@friscotexas.gov](mailto:gcovington@friscotexas.gov) or Dan Gilligan at [dan\\_gilligan@msn.com](mailto:dan_gilligan@msn.com)

*Officer Montz and Officer Covington gave a report on the Frisco Neighborhood Watch Program*

The Notes from the last meeting were available in the handout packet.

Roberta Bohnet gave the Financial Review.

The Balance Sheet had Income including funding to repair the slope failure on Honor Drive.

Roberta explained any unusual activity to the Income statement.

Randy Rogers ask why the projects were billed to the HOA, when the builder funded them. The answer was given by Barbie Chandler, the HOA wants the improvement projects in its name so that the warranties are in our name.

Laurie Rilling asked if there was HOA Insurance to cover items like the slope and window. Matt Moore explained that the window falls under "normal wear and tear" and the slope would have been considered "act of God" so our insurance policy would not have covered those expenses.

Roberta Bohnet gave a traffic update and that the final request would soon go before the Board of Directors. Julie Randle asked for a time line on the signs and Charlene Stepien informed the transition team and Matt Moore of missing street signs in Heritage Lakes.

Barbie Chandler gave a report of the development of the tract of land west of Heritage Lakes. Originally, this property was zoned for apartments. This property has been rezoned to single family just next to Heritage Lakes property, Town Homes and Apartments. Randy Rogers ask if any of the apartments would be subsidized housing. No answer was available.

The Transition Team than discussed the new Sub-Committees and announced the January Transition. Each team member reviewed their specific committees and asked for volunteers to sign up for one after the meeting

Security Committee- Fred Kratz, this committee will review current equipment, guards' daily activities and crime watch.

CC&R Chairwoman is Diane Rogers, with four residents on her committee, Marilyn Rubin, Mary Clark and Darlene Yoquelet. These committee members will be visiting everyone's home between the hours of 5-7 to gather information and to get residents opinion. They are looking for a resident with a legal background to help review documents.

Barbie Chandler is chairwoman of the Communication Committee. This committee will review the website, directory, flyers and newsletter.

Barbie Chandler is chairwoman of Administration Committee. This committee will review how the clubhouse is run, check the equipment and review the pool procedures and job description of the Activities Director.

Mitch Narzem is chairman of the Property Inspection Committee. This committee will inspect the swimming pools, golf course, play ground, landscaping, streets and alleys.

Roberta Bohnet is chairwoman of the Financial Committee. Her committee will review income sources, expenses, contracts and building review.

Old and New Business was discussed by the Committee.

5 Trashcans were purchased for the walking area and will be placed around the perimeter of the golf course. Trashcans similar to these will be purchased at a later date to go around the pool area.

More alley mirrors have been purchased and will be installed soon.

The Bike Rack has been purchased and installed by the pool. If this one is used than more will be purchased for the play grounds.

The Windows in the office and billiard room were replaced. Rot was caused by irrigation all the irrigation has been repaired.

The Board has been asked if Bollards can be placed in front of the playground.

The Clubhouse was Power Washed and Windows cleaned in July. This will be done 2-3 times a year.

Street Repair Committee found three places that need to be fixed.

Randy Rogers ask if the bushes round the fountain could be trimmed.

The crack in the Hot Tub in the Lazy Rivers is scheduled to be fixed after pool closes.

Charlene Stepien ask why she chose the pool area to put the bike rack. She is the one that asked for the bike rack originally and she needed around the play ground because she walks with a cane and cannot step over the bikes.

Laurie Rilling told the committee about a pot hole on Peace.

Laurie Rilling asked who is responsible for the trees on the other side of a resident's sidewalk. The answer is the resident.

Tony Petrone stressed the residents that the transition will happen in 4 months and everyone needed to join a committee.

Dan Gilligan asked what procedure was on a street light being out on his street Republic.

The transition team voted to move the bike rack to the Play ground on the East Crescent side.

Next Town Hall meeting will be October 24<sup>th</sup>.