

Heatherwood Association
Board of Directors Meeting
Nov. 14, 2011

Board Members: Barb Shoffner, Aaron Stoliker, Dave Patera, Deb Wilson, Ramzia Rida

Kramer-Triad: Fran Kowalski*

Co-owners:

***Absent**

1. **Call to order:** 5:30 p.m.
2. **Review and Approval of Agenda:** Agenda approved.
3. **Review and approval of October meeting minutes:** Motion to approve by Deb, seconded by Barb.
4. **Board and Committee Reports:**
 - a. **President report:** none
 - b. **Vice President report:** none
 - c. **Secretary report:**
 - i. Review of annual meeting minutes
 - ii. Preview of holiday letter. Ramzia is going to make improvements to the holiday letter. We know the target to mail is 12/15.
 - d. **Treasurer report:**
 - i. October 2011 report. Roof invoice due and approval given for payment.
 - e. **Director at Large report:** none
 - f. **Landscape Committee report:** Work completed by Lodi Farms.
5. **New Business:**
 - a. **Discussion regarding concrete aprons and garage foundation slabs outside of the garage doors.**
 - i. No decision at this time. Action Item: Chris should get back to the co-owner,
 - ii. Action Item: Deb is going to check an amendment to the master agreement for language about the foundations/garages, etc.
 - iii. We can also call on Keith Smillie for clarification,
 - iv. We are concerned about the damage and assuring we have an accurate understanding of the responsibility for repair.
 - b. **Nagle Asphalt work:** The board would like to take a shot at getting Nagle to fulfill their warranty responsibilities up through investing the \$2K in Keith Smillie's email. Can we go that far and hope they will settle? If they don't, then pay for the repairs out of reserves? Any way we look at it, the repairs won't be done until next year. We definitely want to report Nagle to the BBB and have this issue shared across Kramer-Triad.
 - c. **Parking discussion:**
 - o Heatherwood Association 2011 Parking Summary was reviewed.
 - Early in 2011, Heatherwood Association (HWA) board discussed guest parking issues (lack of parking for guests, street parking, people parking in open driveways without permission, etc.). Note: One co-owner experienced vandalism as an unwanted vehicle parked in his drive was towed. Later his garage door and vehicle were vandalized.
 - In April 2011, Eric Rauch, Desine, estimated costs for additional parking (25 spaces for a total of \$85,560).

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- The front page of the Spring Newsletter included an article about parking. It noted the rules; there is one guest space for every three condo units and the issues.
- Two board members established a system to enforce parking.
- In conversation some residents were informed the enforcement was about to begin.
- To establish a fair system a parking spread sheet and violation reporting system were initiated. Since then the flyer for windshield has been updated to clarify rules.
- A board member conducts a parking survey for two or three days about every two weeks. The violations are documented and sent to Kramer Triad. In between those survey points some board members and residents are mindful of street parking violations. No one is monitoring guest parking at all times.
- All members of the community may report parking issues and other violations to Kramer Triad at any time.
- During the Annual Meeting (9/26/11), guest parking was a topic of discussion. Arguments were made for allowing and not allowing parking by co-owners in guest parking. The proposal to add guest parking was rejected due to cost, loss of green space and lack of process to maintain guest parking. The opportunity is open for any co-owner to develop a parking plan and to get it approved by co-owners. Also, people interested in enforcing parking rules are welcome to join the parking committee.
- Ramzia is going to look at our bylaws to see if we have any way to modify parking without changing the bylaws. If so, she will ask for a committee to propose a parking alternative with a monitoring process.
- d. Annual fire sprinkler inspection and test** scheduled for Nov. 14 by Tristar, motion for approval by Barb, seconded by Deb.
- e. Open work orders**
- f. Work order summary**
- 6. Old Business/Tabled/Pending:**
 - a. Roofing project is in process.
 - b. Concrete project will commence after roofing is done, weather permitting.
 - c. Gutter cleaning done by Nov. 15 (weather permitting).
 - d. Per Myler: installing new bird cages on dryer/bath vents is a capital expense.
 - e. Barb contacted Eric at Desine regarding the recommendation for Building 8 to remedy water seeping into the road. Also, the curb (Millbrook by the hydrant) may be redone by Nagle for \$1 when they come in for warranty work.
 - f. Concrete stair treads, five steps have been installed, and these will continue to be replaced as needed. Steps are being sealed as well.
 - g. Quote from A&H regarding the ravine area is still tabled.

Adjourned at 6:00 p.m.

Next meeting: January 9,2012