

HERITAGE LAKE ESTATES  
BOARD OF DIRECTORS MEETING  
November 14, 2017

C. Gaul called the meeting to order at 7:00 p.m.

C. Gaul motioned to appoint Alison Finn to fill the vacant seat on the Board until the next election, S. Taylor seconded; motion passed.

NEW POSITIONS ON THE BOARD:

- Joe Bonomo - President
- Scott Sinks - 1st Vice President
- Sandy Taylor - 2nd Vice President & Treasurer
- Alison Finn - Secretary
- Carrie Gaul - Member

J. Bonomo motioned to approve the roles of all Board Members, S. Taylor seconded; motion passed.

ROLL CALL: Joe Bonomo, President; Scott Sinks, 1st Vice President; Sandy Taylor, 2nd Vice President and Treasurer; Alison Finn, Secretary; Carrie Gaul, Member; quorum was established. Also present was Colleen Piraino the Association Manager.

APPROVAL OF MINUTES: C.Gaul motioned to accept the minutes of September 19, 2017 as presented, S. Taylor seconded the motion; motion passed.

PRESIDENT'S REPORT: None.

FINANCIAL REPORT:

S. Taylor reported the HLE balances as of September 30, 2017.

- Operating balance - \$36,530.62
- Reserves - \$1,088,559.06
- Receivables/prepaids - 1,166.09
- Total Liabilities and Equity - \$1,126,255.77

C. Gaul motioned to accept the report as presented, S. Sinks seconded; motion passed.

HOMEOWNERS FORUM:

1660 D Valley Forge

- Gutter guards

1694 B Valley Forge

- Rental approval

1684 A Valley Forge

- Concerns about marijuana smoke coming from another unit

1661 B Farragut

- Stoop is in need of repair

#### OLD BUSINESS:

Annual meeting

- J. Bonomo motioned that the Board will not schedule another annual meeting until next year, C. Gaul seconded; motion passed

2018 Proposed Budget

- C. Gaul moved to adopt the Budget, S. Sinks seconded; motion passed

Sewer repair for 1682 E Monticello

- S. Taylor motioned to accept the proposal from Armbrust for \$3,487.00, S. Sinks seconded; motion passed

Drainage issues

- Colleen will speak with Landscape Concepts about correcting their job; S. Sinks made a motion to approve the job for \$2,837.50 or less, A. Finn seconded; motion passed

Winter reminder was discussed

#### NEW BUSINESS:

Board of Directors 2018 meeting dates were agreed upon.

1160 Heritage Lake Drive

- C. Gaul motioned to accept the proposal from Bartlett Tree Experts for \$630.00, A. Finn seconded; motion passed

Garage door replacements

- 1100 E Mt. Vernon, 1697 C Farragut, 1200 A Bunker in Hill, 1675 E Valley Forge, 1661 D Farragut & 1665 D Williamsburg, S. Taylor moved to approve all garage door replacements, A. Finn seconded; motion passed

ADJOURN TO EXECUTIVE SESSION AT 8:28 p.m.

S. Sinks motioned to adjourn, A. Finn seconded; motion passed.

RETURNED TO REGULAR SESSION AT 9:04 p.m.

DECISIONS IN EXECUTIVE SESSION: S. Sinks moved to accept all decisions made in Executive session, A. Finn seconded the motion; motion passed.

MEETING ADJOURNED AT 9:04 p.m.

S. Sinks motioned to adjourn, S. Taylor seconded; motion passed.