

HERITAGE LAKE ESTATES
BOARD OF DIRECTORS MEETING
GENERAL MEETING—May 16, 2023

1. Brandon called meeting to order at 7:09pm

ROLL CALL: Scott Sinks, 1st Vice President and Treasurer; Carrie Gaul, Director; Brandon Krus, Secretary. Quorum was established. Kelly Hayes, Association Manager, was also present.

2. C. Gaul motioned to approve the minutes of the 3/21 meeting, S. Sinks 2nds, motion passed.

3. Homeowner Forum

4. Financial Report—S. Sinks motions to approve financials as stated, C. Gaul seconds. motion passes.

5. Management Report

6. Old Business

1. ACC ratify

a. 1661 Farragut Unit D.--windows

b. 1135 Mount Vernon Unit D.--Storm door

c. 1170 Bunker Hill Unit C.-- 2 windows

B. Krus motions to approve ratifications as read. S. Sinks 2nds, motion passed.

2. Door Rule Resolution. C Gaul motions to amend storm door rule. B. Krus seconds, motion passed.

9. New Business

A. Community Interest in running as a board member discussed.

B. Confirmation of board members. B. Krus, President; C. Gaul, Secretary; S. Sinks, Treasurer.

S. Sinks motions to approve roles as stated. B. Krus seconds, motion passes.

C. Collection Policy--C. Gaul moves to approve the policy as discussed. S. Sinks seconds, motion passes.

- D. 1170 Bunker Unit C.--C. Gaul motions to approve United's proposal. B. Kruis seconds. Motion passes.
 - E. 1676 Valley Forge Ct. Sump and Discharge--S. Sinks motions to approve quote from Atlas, B. Kruis seconds, motion passes.
 - F. C. Gaul motions to approve DuBois proposal for \$750. S. Sinks seconds, motion passes.
 - G. Engineering for Siding Replacement Oversight-- C. Gaul motions to accept ACG proposal, S. Sinks seconds, motion passes.
 - H. AJD Pylon Work \$10,000--C. Gaul motions to approve proposal, B. Kruis seconds, motion passes.
10. B. Kruis motions to adjourn to executive session. C. Gaul seconds, motion passes.