

HERITAGE LAKE ESTATES
BOARD OF DIRECTORS MEETING
General MEETING – August 17, 2021

1. J. Bonomo called the meeting to order at 7:02 p.m.

ROLL CALL: Joe Bonomo, President; S. Sinks, 1st Vice President; A. Finn, Secretary, C. Gaul, Board Member. Missing: A. Finn, Secretary. Quorum was established. Colleen Piraino, Association Manager, was also present.

2. Additions/Changes to Agenda.
3. Homeowner Forum. Homeowners present include: 1679 B Farragut, 1180 B Mt. Vernon, 1200 A Bunker Hill, 1667 D Valley Forge, 1665B Williamsburg, and 1691 B Valley Forge.
4. Meeting Minutes 6-15-2021– C. Gaul motioned to approve minutes as presented. S. Sinks seconded, motion passed.
5. President’s Report.
6. Financial Report as of 7/31/21. The total Current Assets are \$64,004.26, the Total Reserves are \$1,948,922.06, the Total Assets are \$2,021,685.67, the Total Liabilities and Equity are \$2,021,685.67. J. Bonomo motioned to approve the financials as presented, C. Gaul seconded, motion passed.
7. Management Report.
8. Old Business.
 - a. Roof Replacements Project – Update/Review of Payment Plans. Discussed. J. Bonomo motioned to approve payment plans as presented, S. Sinks seconded, motion passed.
 - b. Landscape Spending Plan, Herbo Tree Service tree removals proposal for \$2,685.99, and Landscape Concepts landscape improvements proposal for \$4,245.00 were discussed as one agenda topic. C. Gaul motioned to approve all, S. Sinks seconded, motion passed.
 - c. One Year Old Weathered Decks to stain or paint was discussed. Management to get a proposal from Straight Line to paint the decks the same color as building trim, to be done during painting phases.
9. New Business.
 - a. Interested owner to fill vacant board position was tabled.
 - b. 2020 Tax Returns were signed.
 - c. 2022 proposed budget was discussed line by line and tabled to be revised for further review at the next meeting.

- d. Architectural Modification Requests.
 - i. 1200 C Bunker Hill – Patio Paver Installation. J. Bonomo motions to ratify the approved request, C. Gaul seconded, motion passed.
 - ii. 1170 C Bunker Hill – Retaining Wall Changes w/stipulations. J. Bonomo motions to ratify the approved request, C. Gaul seconded, motion passed.
 - iii. 1201 E Bunker Hill – Window Replacements. J. Bonomo motions to ratify the approved request, C. Gaul seconded, motion passed.
 - iv. 1123 A Bunker Hill – Sliding Patio/Deck Door & Screen Replacements. J. Bonomo motions to ratify the approved request, C. Gaul seconded, motion passed.

- 10. General Meeting Adjourned at approximately 8:26 p.m. to Executive Session. J. Bonomo motion to adjourn to Executive session, S. Sinks seconded, motion passed. Executive Session held from 8:26 p.m. to 9:06 p.m. J. Bonomo motioned to reconvene to General Session, S. Sinks seconded, motion passed. C. Gaul motioned to approve decisions made regarding violations & clubhouse rental and to adjourn the General Meeting at 9:08 p.m., S. Sinks seconded, meeting adjourned.

Respectfully submitted,
Colleen Piraino on behalf of absent Alison Finn, Secretary