

HERITAGE LAKE ESTATES  
BOARD OF DIRECTORS MEETING  
General MEETING – June 21, 2022

1. J. Bonomo called the meeting to order at 7:00 p.m.

ROLL CALL: Joe Bonomo, President; Scott Sinks, Treasurer; Carrie Gaul, Vice President; Brandon Kruis, Director. Alison Finn, Secretary was absent. Quorum was established. Colleen Piraino, Association Manager, was also present.

2. Additions/Changes to Agenda. Add New Business, Item C, Landscape Concepts Offer.
3. Meeting Minutes 5/17/22– C. Gaul noted that the Board Member positions were not clear and changes needed to be made. C. Gaul motioned to approve minutes as presented, B. Kruis seconded, motion passed.
4. Homeowner Forum. 1690 Ashburn B owner asked and offered to assist in planning and execution of Garage Sale on August 6 or 13<sup>th</sup>. Board approved and directed Management to connect with owner to plan out logistics of advertisement, notice to owners and signage on the day of the Sale. 1667 Valley Forge C, 1100 Mt Vernon E, 1230 Bunker Hill B raised concerns about children at play being reckless and leaving toys out and drainage issues to be reviewed.
5. President’s Report – none.
6. Financial Report. The total Current Assets are \$320,506.28, the Total Reserves are \$1,086,702.40, Accounts Receivable are \$88,750.04, the Total Assets are \$1,495,958.72. The total Liabilities and Equity are \$1,495,958.72. C. Gaul motioned to approve the financials as presented, B. Kruis seconded, motion passed.
7. Management Report given by C. Piraino.
8. Old Business.
  - a. Insulation Inspections report was given by C. Piraino. 8 inspections were done on June 10, 2022 and the report from Inside Out Company was provided to the Board. More resolutions are needed. Management is tracking approximately 12 more and is following up. No action required by the Board at this time.
  - b. Entrance Signs Proposals. J. Bonomo motioned to approve Acclaim Sign Company proposal for 3 cedar signs to be provided, including installation for \$5,250.00 as a reserve expense, S. Sinks seconded, motion passed.

9. New Business.

- a. Clubhouse Usage Request was discussed. An owner would like to utilize the clubhouse during pool hours during the pool season without renting it, but just for quilting activity. A rule will be needed. Management to draft the rule to be presented to the Board at the August meeting, sent to owners 30 days prior to adoption at the September meeting for the 2023 pool season.
- b. Architectural Modification Requests  
1657 Williamsburg E – Window Replacements. J. Bonomo motioned to ratify the approval, S. Sinks seconded, motion passed.
- c. Landscape Concepts offered to promote, judge, and provide five \$25 gift cards for 5 prettiest yards. Management to contact rep for details, including question regarding how to handle landscape modification requests need approval by Board.

10. General Meeting Adjourned at approximately 8:06 p.m. to Executive Session. J. Bonomo motion to adjourn to Executive session, S. Sinks seconded, motion passed. Executive Session held from 8:06 p.m. to 8:57 p.m. J. Bonomo motioned to reconvene to General Session, C. Gaul seconded, motion passed. S. Sinks motioned to approve decisions made in Executive Session, C. Gaul seconded, motion passed. J. Bonomo motioned to adjourn the General Meeting at 9:07 p.m., B. Kruis seconded, meeting adjourned.