

Northern Heights Community Association
2021 October Meeting
October 20th, 2021
Minutes submitted by Sarah Messmer

1. Call to Order

- At 7:30 p.m. Bryan Jones called the meeting to order. The meeting was held virtually via Zoom. Present were Bryan Jones, Marty Sauvage, Karen Holderman, Mike DiSpigno, and Sarah Messmer.

2. Correspondence

- There were no emails from homeowners this month.

3. Treasurer's Report

- Checking Account balance as of 10/17/2021: \$8,016.77
- Storm Water Account balance as of 09/30/2021: \$5,559.09
- Reserve Account balance as of 09/30/2021: \$10,023.23
- Next meeting Marty will come with a proposed budget
- 4 homeowners have yet to pay this years' dues
 - Fine letters have now gone out
 - Liens to follow

4. New Business

- Work on the pond is complete for the year
 - The Ditch on the south side of Roma Rd was cleared
 - Codwell Services weed wacked all the way around the retention pond
 - JTI Commercial Services removed the trees, which included taking down and then putting back up the fence on the west side of the pond
 - We need to continue to maintain the pond by weed waking the trees a couple times a year in order to prevent it from becoming overgrown again
 - Will save up money to rework pond inlet grading so that water can correctly flow into the pond, can this be done with homeowner dues or is a Special Assessment needed?
- Karen still has the rope ladder, will be checking with her son and husband to figure out when a good time for a work party would be
 - She will send out an email to the board members asking for help
- A homeowner whose property borders the pond has built a temporary structure on Northern Heights Property

- For now, the HOA is okay with the homeowner using the property, but there is concern about the property legally becoming the homeowners if it remains occupied by the homeowner
- In addition the association assumes no responsibility for anything that happens on that property due to the presence of the temporary structure
- To ensure that the HOA is not at risk for losing the structure a Hold Harmless Agreement will be sent to the homeowner
 - Sarah to write a letter and send out to board members for comment

4. End of Meeting

- A motion to adjourn the meeting was made, and seconded. The meeting ended at 8:10p.m.
- Next meeting will be held virtually on November 16th at 7:30 p.m.
- December's meeting will be held December 8th.