

## Heritage Farm POA Meeting

October 14, 2024

Members present:

Deb Langley

Bob Patterson

Karen Lechelt

Gregory Privett

Don White

Jennifer Floyd

Jonathan Elrod

John Sutton

Garry Elrod

Garry Elrod called the meeting to order.

Minutes were read and approved as amended being Jennifer presented ONE name for possible attorney.

### TREASURER'S REPORT

Karen and Jonathan informed us that Karen will stay on as assistant treasurer to Jonathan until April to help train him in all aspects of that job.

Financial report was given:

Working account of approximately 48,000.00

Paypal account 65,488.10 (Paypal used for large expenses savings)

Karen reported a few payments from late dues have come in recently but we will have 11,854.98 outstanding.

RMC Collections test case was returned and we discussed this in detail. We will put sending more cases on hold for now.

Karen supplied statements of both accounts for all members to review.

Jonathan and Karen will put out quarterly reports of finances on the website.

We discussed the review of the Quick-books by the CPA. He is refunding our payment as the review showed nothing which would benefit from a full audit. Karen had supplied all bank statements from the past four years and these were reviewed by the CPA and compared to our books.

We discussed the possibility of getting a CD for some of the savings money. Karen will check into that as well as our non-profit status and report back at the next regular meeting.

The name of Teresa McDuffey, Accountant was suggested as a person to give some advice with finances if needed.

#### SECURITY SYSTEM REPORT

Report from John and Garry regarding the security system was given. The company 7-Smart finished installation mostly but they had received the wrong camera which will monitor the entire parking lot. This should be completed in the coming week when they receive the camera, the wiring has already been installed. The cameras will be able to view all areas of playground, pool and parking lot. Garry and John reported and demonstrated how clear the pictures were at the pavilion. The app was easy to load and video from the cameras is viewable from our phones.

Garry will call Triple-S, our previous security company, to cancel that contract now.

#### POOL REPORT

Jennifer reviewed several previous bids for the pool which included:

- 1) Blue Water of approximately 68,000.00
- 2) Diamond Pools 60-80,000
- 3) Heart and Soul gave bids for two options being: a) Repair cracks and apply micro-glass feature for 11,700.00 which would last 2-3 years, or b) drain pool, chip out plaster around cracks and install quarts plaster for 48,800.0 which would last approximately 10 years

A long and detailed discussion was had regarding each of the above options. We discussed micro-glass coating vs replastering. Motion was made by Karen to proceed with micro-glass coating option, (approximately 11,700.00) giving us 2-3 years to save up for replastering in the future which we know will be a necessity. Seconded by Jonathan. Motion was passed.

We discussed a possible one-time special assessment or increase in dues for three years down the road vs obtaining a loan pending the cost of replastering.

Mike Landry has volunteered to clean the bathrooms in the pavilion once a week through the winter months so that we can keep the door workable by fob for restroom use by the families utilizing the playground area.

#### MAINTANENCE REPORT

Bayle planted mums and mulch at our entrances. He will close off the sprinklers for the winter when the mums have run their course.

Don suggested Lisa Green, master gardener, who might be able to give some advice regarding the landscaping at our entrances.

The clarification of Bayle's contact is still being reviewed by Jonathan who will present this to the board when completed.

#### ARCHITECTUAL REPORT

No one has received further communication regarding the neighbor who wanted to proceed with an addition to her house which was not in line with the compliance regulations.

#### SOCIAL COMMITTEE REPORT

Karen reported from the social committee that Trunk or Treat will be held at the pavilion October 27<sup>th</sup> from 3:30-5:30. Set up will begin at 2:45.

Next regular meeting will be held on November 11, 2024.

Meeting was adjourned.

Respectfully submitted,

Deb Langley Secretary