

Heritage Farm POA Board Monthly Meeting

December 9, 2024.

Members present:

Deb Langley

Bob Patterson

Karen Lechelt

Don White

Jon Elrod

Garry Elrod

Absent members:

Jennifer Floyd

Drew Privett

John Sutton

The monthly meeting was called to order by Garry Elrod, President.

The minutes of the last meeting were approved.

TREASRUERS REPORT

Karen gave the treasurers report.

Of the seven residents who have large balances, one is in prison, and one owes the State of Arkansas over \$40,000.00. Those amounts will go to liens but it is doubtful that we will be able to collect on them.

Actual amount due from unpaid balances is \$11,069.11 with bad debt of 2,832.09 which leaves \$7387.24 collectable. We will continue to try to collect these monies.

Our operating account is \$27,349.11 with \$67,120.27 in savings.

Karen reported last year's total income was 104,542.49 and expenses were 76,978.36

The water bill indicates a possible leak of the sprinkler system on Hazelwood which will be checked before turning on for the summer. The sprinkler systems have been turned off for the winter season.

UPDATE on signage:

Karen has been working on an updated quotes for signs and will report next meeting.

UPDATE on pool:

ALD (leak detector) will come to investigate a possible leak on December 19th.

COMPLIANCE:

Drew Privett sent a compliance report via email which was reviewed by the board. He continues to work diligently on compliance issues in the neighborhood.

ARCHITECTURAL REPORT:

The property which burned on Forge is awaiting inspection. Resident informed us that they will be using the same floor plan as the initial structure and will keep in touch with us as this progresses.

SOCIAL COMMITTEE REPORT:

“Santa at the Pavilion” will be Saturday, December 14, 2024

Holiday yard competition will be judged by the community on FB and GroupMe.

NEW BUSINESS:

The Pavilion needs the heating unit replaced. We obtained three quotes from 1) ALL Heating, Air, 2) Jones Heating and Air and 3) Northside Heating and air. A detailed discussion was undertaken regarding the various bids. A motion by Deb Langley was made to proceed with replacing both the heating unit as well as the air conditioner. Further discussion was had regarding that. The only company which gave Heating and air condition replacement was Northside. Deb rescinded the motion and it was agreed to obtain quotes from the other two companies to replace both heat and air conditioning and vote when those came in.

Next board meeting will be held January 13, 2025.

The meeting was adjourned.

Respectfully submitted,

Deb Langley, Secretary.