

HOA ANNUAL MEMBER MEETING
FEBRUARY 20, 2017, 6:30 PM
AGENDA

- Meeting called to order
 - Proof of notice of the meeting given
 - Establish a quorum
 - Review & Approve Feb. 2016 Annual meeting Minutes
 - Financial review- Review 2017 budget
 - Election of 2 board positions
 - The following are the positions opening:
 - Dan Curtis
 - Shane Wood
 - The following are the candidates for the positions:
 - Dan Curtis
 - Shane Wood
 - Discussion of Old and/or New Business
 - Welcome Olivia Missigman to Heritage Key, as new office assistant
 - Phase 2 almost ready to begin renting.
 - Any other new business
 - Adjournment
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HOA February 20, 2017, at 5:30pm
BOARD MEETING
AGENDA

- Meeting call to order
- Proof of notice of the meeting given
- Establish a quorum (3 of the 5 board members need to be present, or via phone conferencing)
- Review & Approve November, 2016 Board of Directors Meeting Minutes
- Financial review
- Discussion of Old Business:
 - Fountain work is in process for fountains that were discussed during the last board meeting.
 - Second treadmill has been delivered, and has been getting good usage. Has made a great improvement with residents wait time.
 - Vehicle break-ins have stopped. No new issues to report with this.
- Discussion of New Business:
 - Manuel Pagani, former owner of 631 Cornerstone Dr. is no longer on the Covenants Committee due to relocating out of the community. Sandi Plett, owner of 621 Cornerstone Dr. would be a good replacement, and has agreed to accept position if board permits.
 - Condition of fitness room carpet is getting very bad. Ripping/shredding in areas, as well as very stained. Pool table room carpet is also stained. We have had these shampooed many times, and are thinking it may be time to replace. Jennifer, Olivia, and Dan have made arrangements to meet with our carpet layer to gather estimates.
 - Gate system has been giving frequent trouble with malfunctioning. Have had company out frequently to replace/repair different things. Is it time to replace the gate-system? We are getting many complaints from residents and vacationers.
 - New well will be needed for Phase 2, per maintenance, Dan Luehrs, recommendation. Current irrigation cannot handle this additional usage.
 - Dan Curtis requested to place on the agenda the possibility of Jennifer's unit having an alarm installed by the HOA, after speaking with Dan Luehrs. This is for protection and security as the manager on property, as her patio screen door has been forced open, and the screen slit at the handle. Dan Luehrs estimated one time cost of about \$300.00, and monthly fee of \$15.00.
- Any other new business
- Adjournment