

Heritage Place HOA

Minutes

December 14, 2016 Board Meeting

Present: Ernest Joas, Dean Gonyea, Brock Armstrong and Marcela Sanchez. Also present was Karrie Ezell, with AMA.

The meeting was called to order at 5:38 PM.

- The Board reviewed the November 9, 2016 meeting minutes. Ernest Joas motioned to approve the Board minutes as written. Marcela Sanchez seconded the motion. The motion passed by a vote of 4 to 0.
- Financials for November 2016 were reviewed, and approved as submitted. Bank reconciliation reports were also signed.
- The accounts payables were reviewed and checks were signed.
- The next edition of the newsletter is scheduled for 2/1/17, deadline 1/20/17.
- There were six ARC requests for approval.
- The Board requested a community drive around to inspect that all homeowner lamp post are functional, per the requirement in the Association's Declarations.
- The Board discussed that Bradley Consultants will not perform a reserve study based on PARPM. Therefore the Board has decided to set up a walk-through of the community assets for the spring. They will write a report, based off the finding with the PARPM method, which will address the continuing maintenance plan.
- Discussion on updating the Rules and Regulations has been tabled until all the Board members have had a chance to review at length the current documents.
- The CenCON representative was not present to report on the previous meeting. There will not be a meeting held in December. The next meeting is scheduled for January 23, 2017.
- The next Board meeting is scheduled for January 11, 2017 at 5:30pm at Heritage Elementary.
- **The Board moved to executive session, where delinquent accounts, violations and homeowner correspondence were reviewed.**
- With there being no further business, Marcela Sanchez motioned to adjourn the meeting. Dean Gonyea seconded the motion. The motion passed by a vote of 4 to 0. The meeting was adjourned at 6:42 PM.

These minutes may be posted or distributed prior to Board approval.