

## Owners Meeting Minutes – 4 March 2026 – 7 PM

1. The President called the meeting to order, introduced the board of trustees, and requested that any attendees not on the new platform fill out and submit an Update My Information form.
2. The trustees tallied the meeting sign-in sheets, and determined that 29 properties were represented. Quorum (140 properties) was not achieved. The President announced that the meeting would be informational only.
3. The President reviewed the \$5 surcharge policy for paper invoices sent by regular mail, which is now in effect.
4. The President reviewed the HOA's current financial report. Operating account at \$3182, Reserve account at \$35,000, payables at \$1,440, and property taxes due in 2026 have been paid.
5. The President reviewed the delinquent owners report. The HOA has receivables of \$6,033, of which, the HOA's interests in \$4,028 are protected by liens filed against 4 properties. \$2,005 of receivables are currently being pursued.
6. The President reviewed and explained the lien filing process, including the informal attempt (knocking on the door), the formal attempt (letter from the attorney, which adds \$125 to the debt), and the lien filing, which adds another \$307 to the debt.
7. The President reviewed the budget for 2026, and announced that the dues for 2026 would remain at \$70 per lot. Dues invoices will be sent out within two weeks.
8. The President reviewed the click-to-pay plan, and announced that participation is now at 75%, with roughly 70 owners still receiving their invoices by regular mail.
9. Tom Clark discussed the landscaping situation, and the tree service process. Roughly 35 plants that died after being planted last year will be replaced this year, at no cost to the HOA. Some common areas are being evaluated for stone, so that supplemental watering is not needed. Trees that need to be trimmed or removed from common areas are being identified. Owners should send an email if they are aware of any such tree issues.
10. Greg Szaraz discussed safety for anyone walking in Heatherstone Village during the dark hours. Please carry a light or wear bright clothing, so that you can be seen by drivers.
11. The President discussed the rules for parking on Painesville Township roads. All roads in Heatherstone are PT roads. The official regulations document is posted on our resources page.

Parking is not permitted:

On the fire hydrant side of any road

Within 50 feet of any intersection, or in front of any driveway or mailbox

On any road when snowfall accumulation exceeds two inches

On any road between 2 AM and 6 AM (Overnight parking is banned in Painesville Township.)

The Lake County Sheriff's Dept enforces these rules, and vehicles parked in violation can be ticketed or towed at the owner's expense.

12. The President reviewed the policy of the Painesville Township Road Dept, regarding damage to a mailbox or post caused by a snowplow. If you are impacted (pun intended), you should call the road dept for an inspection. There is also a claim form online.
13. There was a question & answer period. Many topics were raised, including flooding and tree concerns, new developments in the township (including Casement and Madison Ave), street sweeping, the potential Windstream fiber project, and the Garage Sale, which is to be held on June 11, 12, and 13 this year.
14. Election of Trustees:  
Each existing trustee was asked if they were willing to continue to serve as a trustee, and all four trustees confirmed that they are willing to continue serving.  
The President stated that a full complement of trustees would be as high as six or seven people, which would leave room for two or three more trustees to be added.  
All attendees were asked if anyone would like to volunteer to serve as a trustee. One person offered to serve as a trustee.  
All attendees were then asked if anyone would be willing to volunteer to help with HOA events or programs. No one volunteered for event assistance during the meeting.
15. Meeting adjourned at 8:35 PM.

By his or her signature below, a Trustee affirms that these are true, accurate, and complete minutes of the Trustees Meeting.

  
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