**HEATHLAKE COMMUNITY HOA BOARD MEETING**

**MINUTES**

**MAY 2, 2022**

1. Call Meeting to Order
2. Reading and Approval of Previous Board Minutes
   1. January 17, 2022 Board Meeting Minutes (Approved)
3. Reports of Board Actions Between Meetings
   1. Briefing and Motion to Adopt Security Plan, including cancellation of Constable Contract – 3 to 1 in favor with 1 abstention (Stephen Read, Bryant Banes and John Trahan in favor, Bruce Nelson opposed, Sara Mammadova abstained)
   2. Briefing and Motion to Adopt Cul-De-Sac Landscaping Plan – 3 to 2 in favor (Stephen Read, Bryant Banes and John Trahan in favor, Bruce Nelson and Sara Mammadova opposed).
   3. Approved ACC Appointment policy, Board Member Conflict of Interest Policy, and Legislative Policy Package- Unanimous
   4. Legal status of Lakeside Ventures was confirmed unanimously in Executive Session and minutes adopted
4. Board Reports
   1. Bryant Banes Reported on Insurance Review and Adjustment of Time period to April – Confirmed With Broker No Additional Insurance Needed Given Indemnity Clause in Security Contract
   2. John Trahan and Carlton Jones Outlined Significant Work Landscaping Proposal ($11K for First Three Cul de Sacs and $26K Total for 7 – Result of 5 or 6 Bids and Negotiation.
   3. Stephen Read Reported Carriage Hill Mayors Street Repair Program is Delayed Until 2023, But Will Occur
   4. John Trahan Reported that Clubhouse and Grounds Repairs Are Continuing in Keeping with Capital Plan As Monies Can Be Budgeted
   5. Bryant Banes and Sara Mammadova briefed the Board on the New Security Plan – answered questions from audience
   6. Stephen Read reported on progress of Non-Profit Status and ACC and other policies required by new laws.
5. Committee Reports/Updates
   1. ACC – Bryant Banes & Fred Graves – Bryant Banes Announced Tarit Choudhury’s resignation from the ACC due to personal reasons, and he was thanked publicly for his long and faithful service. Mr. Banes announced new approved procedures for ACC applications and pending review of DR violation issues by ACC
   2. Deed Restriction & Bylaws – Bruce Nelson, Sara Mammadova, and Kathy Clark advised of the excellent progress of the AirBnB DR vote, which will continue.
   3. Security – Constable Update – Sara Mammadova briefed on the crime report.
      1. Clubhouse & Grounds – Stephen Read and John Trahan reported on the progress of the playground, pool, Multi-Sport Court, Landscaping, and Clubhouse. Both emphasized that the savings in security would be put towards the capital plan and reserves.
      2. Security – John Trahan reported on the savings realized from the security plan and how that could, given current assumptions, favorably impact the budget, capital plan, and reserves.
   4. Website – Stephen Read & Piero Puccini reported that the ACC aspects of the website are still in progress.
6. Announcements/Updates
   * 1. Men’s Club Work Updates - Stephen Read reported on Trail Repairs, Bridge Extension Construction and Playground Repairs
     2. Social Club Updates were heard
7. Motion to Adjourn Carried