

Heatherwood Village Homeowners Association

743 Bolinger Drive • Rochester Hills, MI 48307



May 18, 2021

Google Call - Not in Person Due to Covid

Attendees: David, Mike, Pat, Rebecca, Ron, Matt, Heidi, Linda, Darryl,

Guests: None

Meeting Started at 7:00 pm & Meeting Adjourned at 8:50pm

Next Meeting: 6/15/21

Meeting called to Order by David

Minutes May 18, 2021

NEW BUSINESS

1. Welcome new attendee/Board volunteers to fill open seats and Vote for officers and fill Committee positions:

- Officers:
 - President: David Hill
 - Vice President: Linda McLeod
 - Treasurer: Mike Zabat
 - Secretary: Pat Thorner
- Committees:
 - Architectural
 - David Hill
 - Linda McLeod
 - Pat Thorner
 - Finance/Capital Improvement Budgeting
 - Mike Zabat
 - David Hill
 - Ron Harvey
 - Maintenance:
 - David Hill
 - Linda McLeod
 - Matt Kunkel
 - Communications: Mailings/Website/Facebook
 - Pat Thorner
 - Heidi Miner

- Matt Kunkel
- Events/Welcome Committee
 - Heidi Miner
 - Matt Kunkel
 - Rebecca Jamieson

2. Treasurer Report:

- Non-Paying members to be referred to ADAC for collections. 20 Homes currently in non-payment status

3. Maintenance Committee Report:

- Need to seek bid to repair/replace Whitney Trail staircase
- Quotes being obtained to cut back brush and trim trees back in Arlington Park .
- Contract renewed for lawn and general cleanup with Wendel
- Blocked Storm Sewer at 303 Arlington to be jetted by Polycon tomorrow. A homeowner has tapped into the system with a french drain, including downspouts without permission, not that it would be granted. This will be resolved separately with the homeowner to pay all costs for work to be completed
- Lake-Pro -
 - 1st Treatment completed with dye on 5/10
 - High nitrates present, noted substantial amount of geese droppings near and in pond with approximately 20 geese in water at time of treatment.
 - High nitrates contribute to algae blooms and decrease oxygen level which can have negative impact on fish and turtle life
 - Noted that water quality typically improves when goose round ups are completed - knows and has worked with Goose Busters.
- Goose Busters -
 - For the 2nd year, the use of dog patrols have resulted in no nests/egg collection/destruction on HOA Commons
 - However, for the second year in a row, the goose population has grown from 4-6, to more than 25
 - Board receives more complaints, except blight complaints, about geese than any other issue. Aggressive behavior in Commons and in backyards and health concerns over droppings - children and dogs
 - Discussion of proceeding with goose round-up to be completed within our contract with Goose Busters - Round-up would occur in month of June, in full compliance and oversight of the Michigan Department of Natural Resources.
 - Noted that it is not 100% effect, up to 30-40% return next year
 - That birds might be euthanized - there have been 2 instances in last 20 years, per USDA Wildlife Services that this has occurred: Bird Flu study, and another time for overpopulation control
 - Population has exploded from 7,000 in 1970 to over 330,000 today
 - The algae blooms found in Arlington Pond, flow out and end up in Lake St Clair during heavy rainfalls
 - *David motioned to reaffirm Last Month's vote to proceed with obtaining goose round-up permit, including obtaining City resolution to proceed with the round-up with the requests to run concurrently so renewal to be at same time for both. Note: Minutes updated to clarify to request extending egg/nest destruction so as to mirror round-up resolution. Heidi Seconded. All voted in Favor.*

4. Architecture Committee Report

- 186 Arlington - Fence installed without approval. House has been sold with all parties informed that fence is not allowed and needs to be removed. Invisible fences are allowed on all properties. Wood/Vinyl panel fences will only be considered on property lines that border non-association properties. Fences for in ground pools must be metal and non-panel.

- Reject approval to install solar panel requests for homeowners at 572 Bolinger and 323 Dalton - David moved, Mike Seconded. **All voted in favor**
 - HOA By-Laws do not provide means to address long term concerns of maintenance and removal - present to HOA members at next annual meeting to consider updating them, including how to pay all costs associated to doing such
 - Efficiency and returns vary depending on location/position facing south and west
 - Homes will still need back-up power, as the solar systems are the type that feed the grid and do not include battery storage systems
 - Refer to newsletter for further discussion
 - Approve 154 Dalton request of siding and roofing improvements. Colors to be similar to Pulte paint colors to maintain continuity within the community and conform to By-Laws. David moved, Linda Seconded. **All voted in favor.**
 - 530 Arlington listing shows picture of our play area, despite home is not a member. Agent to be contacted to have removed. This is the 2nd time and HOA to retain legal counsel at 3rd occurrence
5. Communication Committee:
- Email newsletter well received with follow-up to include keeping storm sewer beehives clear
 - Plan for annual meeting with date TBD

DEFERRED BUSINESS

1. New signage for common areas - No Trespassing/Use at Your Own Risk - Pat/Linda to continue obtaining information for Board decision
2. Encroachment of Thornridge Commons
3. Tree and Path Inspection
4. Capital Improvement and budgeting