

**Heritage Park
Homeowners Association
August 30, 2011
Homestead Court Club
5:00 p.m.**

Present: Michael Paderewski
Eric Simon
William and Michele Darken
Steve MacDonald
Jim and Mary Beth Guida
Marc Harrison
Gerhard Assenmacher and Robyn Landry
Ellen Moritz

Steve MacDonald, Paul Huntoon – Vail Management Company

- Call to order
- Review of Minutes of last year's Annual meeting – Alan Feldman moved to approve the minutes of last year's Annual meeting. Will Darken seconded the motion. All were in favor.
- President's Report – Alan Feldman reported that Heritage Park is a higher class enclave of homes and should be maintained at a high level. Homeowners are pleased with what is currently happening at the project; maintenance at the property is being done at a higher level than the surrounding neighborhoods. The beautification project looks very good. The dog situation has improved. New neighbors Marc Harrison and Robyn Landry/Gerhard Assenmacher were introduced.
- Financials - There is \$15,612 in checking and savings as of 7/31/11 with two months left of expenses to pay in the quarter. The budget vs. actual expenses are over budget in maintenance. All owners are current with dues.
- Landscaping – There was discussion about the landscaping upgrades that have been made thus far. Several homeowners expressed a desire to meet with Kathleen from Garden Creations to understand her vision going forward with the plantings at the property. A committee comprised of Robyn Landry, Wendy Feldman and Eric Simon (chairman) was formed to meet with Kathleen and to oversee future plantings. Eric Simon will contact Brian Judge for involvement and information.
- Steve MacDonald will provide the newly formed landscaping committee with the documents which outline Homestead's landscaping responsibility at Heritage Park.
- Old Business - Heritage Park has its own website which is accessible through Vail Management's website. Each owner has a unique user name that has been assigned to them. Please send your request for your user name and password to marybeth@vailmanagement.com. The Governance documents for Heritage Park are posted

on the website. All the meeting minutes for the Association are also posted. You will also find Design Review Board guidelines as well as the site plan for Heritage Park. The settlement agreement with Homestead which is one of your governance documents is on the website because there is information as to Homestead's responsibilities relative to the basic maintenance of Heritage Park's common areas.

- Vail Management handed out an owner complaint/concern log that is attached hereto. Owners are asked to communicate in writing to Vail Management Company any complaints or concerns that they have. These will be entered on the log sheet and then reviewed on a regular basis with the Board of Directors.

- New Business –
 - Real Estate brochure rack – A motion was made and seconded for Jim Guida to build a rack for real estate brochures to be placed at the Heritage Park info sign. All were in favor. This would be paid for by individuals involved, not the Association.
 - There was discussion about whether basketball hoops are permitted to be temporary and able to be moved indoors and out, or whether they needed to be permanently installed in the ground. Homeowner Marc Harrison was asked to re-submit to the Board his request for a temporary hoop.
 - Vail Management was asked to notify homeowners when trees are to be sprayed for insects on common areas so that they may choose to do the trees on their personal property at the same time at their own expense.

- Election of Board Members –

The 2011/2012 Board of Directors is:

Alan Feldman
Jim Guida
Eric Simon
JC Moritz (alternate)

The Board president, Alan Feldman, thanked Michael Paderewski for his previous years' service on the Board.

- The hand-out for the Annual meeting is attached to these minutes.

- Meeting adjourned at 6:45 p.m.