

**Heritage Park  
Homeowners Association  
July 19, 2012  
Inn at Riverwalk  
6:00 p.m.**

Present: Michael Paderewski  
Eric Simon  
William and Michele Darken  
Brian Judge  
Steve MacDonald  
Jim and Mary Beth Guida  
Carla Guarascio  
Gerhard Assenmacher and Robyn Landry  
Alan and Wendy Feldman  
JC Moritz

Proxies: Gilden to Moritz  
Forbes to Guida  
Harrison to Rimel  
Lovett to Darken  
Stratton to Judge

Steve MacDonald, Marybeth Walker – 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 as amended to include Alan and Wendy Feldman and Brent Rimel being present. 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 to set it apart from its neighbors. He believes that the community is moving in the right direction. He announced he will be stepping down from the board. The homeowners present thanked Alan for his years of service on the Board.
- Financials - There is \$18,115 in checking and savings as of 6/30/12. The budget vs. actual expenses are under budget for the first half of the year by \$210. The landscaping budget is on track. All owners are current with dues.
- Old Business –

Landscaping – There was discussion about the landscaping upgrades that have been made thus far. The landscape committee comprised of Wendy Feldman, Robyn Landry and Eric Simon (chairman) met with Kathleen of Garden Creations and Steve MacDonald. The goal is to focus on the entry and the central park to set Heritage Park from surrounding complexes. Maintenance is planned at outlying areas, trees and park, and berms once a season including weeding and adding mulch. Additional shrubs will be added to kidney beds and the park area by Kathleen.

- New Business –

Dogs – there was discussion about the problem of non-Heritage Park owners walking their dogs on the property, especially the park area. Jim Guida and Steve MacDonald will contact Tracy at Homestead to find out how their new policy of no dogs in Homestead parks was working.

Exterior Lighting – Owners are reminded, per the Association Declaration Section 8.23:

**Section 8.23. Annoying Light, Noise, or Odors.** No exterior horns, whistles, bells, stereo speakers, or other sound devises, except security devises used exclusively to protect the security of the Property, a Building, a Lot, or Improvements shall be placed or used on any portion of the Property. Owners shall not permit any noise or disturbance on their Lots or within their Building that tends to disturb any neighboring Owner. No light shall be emitted from any Lot or Building which is unreasonably bright or causes unreasonable glare. No odor shall be emitted on any Lot or from any Building that is noxious or offensive.

Trail on Open Space - Some owners did not want this behind their home and the discussion was tabled.

Wildlife Alert – Owners are reminded to keep garage doors closed and garbage cans locked to prevent intrusion from bears and other wildlife.

- 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.

- Election of Board Members –

The 2012/2013 Board of Directors is:

Eric Simon (President)  
Jim Guida  
JC Moritz  
Brent Rimel (alternate)

- The hand-out for the Annual meeting is attached to these minutes.
- Meeting adjourned at 8:00 p.m.