

**Heritage Park
Homeowners Association
October 19, 2015
Riverwalk Hall
5:30 p.m.**

Present: Scott and Julie Morrow
Carla Guarascio
Brent Rimel
William Darken
Jim Guida
Steve MacDonald
Marc Harrison
JC Moritz
Andrew Wachter
Brian Judge
Paige Shonk

Developer Lots: 9, 10, 13, 14, 20

Proxies: Krivchenia Family LP to Morrow
Lovett to Darken
Forbes to Guida
Assenmacher to Rimel
Gilden to Moritz
Feldman to Moritz

Steve MacDonald – Vail Management Company

- Call to order
- Review of Minutes of last year's Annual meeting – Carla Guarascio moved to approve the minutes of last year's Annual meeting. Brent Rimel seconded the motion. All were in favor.
- President's Report – JC Moritz wanted all owners to read and be aware of covenants for Heritage Park. These are the governing documents that all homeowners should be aware of. These effect the many weekly activities for all homeowners.
- Financials – The current financials were in each homeowners' package that was sent out with the Annual Meeting notice. The 2015 numbers project an overage of \$1,566.26. This is due to an overage in landscaping. The bills and these expenses have been approved by the Board of Directors. There was a lengthy discussion concerning landscape expenses. The goal of all homeowners is to work towards controlling these expenses. The 2015 overage results in a cost of \$65 per owner. Paige Shonk said that she would volunteer to be involved in a landscape committee. Ideas that were discussed, including shutting down watering of the tall grasses. There are rain sensors currently in place but experience has shown them to be relatively ineffective. Trying to find ways to reduce the water bill and the oversight of

watering in general will be one of the items reviewed with Paige from the landscape committee. Path maintenance will also be reviewed as there are many different levels of service that can be done in this area. A scope of work will be created for some of the more critical landscaping line items. After this discussion, there was a motion by Brian Judge to approve the 2016 Budget and the 2015 shortfall. There was a second by Marc Harrison. All owners voted in favor.

- Old Business –
 - Owners are reminded that all exterior changes including landscaping require Board approval. There was a discussion as to what owners felt was reasonable to be approved concerning exterior/yard additions. This discussion was predicated by a request for a trampoline. The visual from the street as one drives through Heritage Park, owners wanted to keep relatively pristine. This same thought was voiced relative to view corridors from the central park. Discussion was that some lots may be appropriate for exterior items, like a trampoline, while others may not. The Board was also encouraged to get input from the immediate neighbor if they would have a visual impact.
 - Owners were again reminded that BBQ grills should be kept clean and neat with a nice cover.
 - Owner Concerns, Website Information and Who to call are attached to these minutes which will be posted in draft form to the Website.

- New Business –
 - Paige Shonk will head up a Heritage Park landscape committee.
 - There was a discussion about the documents including the Rules and Regulations. As Heritage Park has grown, it has a very diverse ownership group. Some families have small kids, others have older kids, and other families have retired. The Board is asked to have understanding relative to this when the Rules are enforced.
 - The Annual Meeting in 2016 will be scheduled in late August.
 - Election of Board Members –

The 2015/2016 Board of Directors is:

Brent Rimel – President
Jim Guida
Marc Harrison

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

- Meeting adjourned at 7:00 p.m.