

**Heather Wood I
Board of Directors
Meeting Minutes
Meeting Date:
June 26, 2023**

Meeting called to order via zoom

Jack Labarko, HWI HOA president called the meeting to order at 5:37 P.M.

Establishment of a Quorum

A quorum was met with the 3 board members present. In attendance were Jack Labarko, Joan Farb, and Rebecca Koo. Also, Rob DeGeorge, the Community Manager for HWI HOA was present.

Minutes

A motion to approve the March 27, 2023, minutes was made and it was seconded. They were then approved by all board members.

Financial Report

There is a positive variance of \$5000 due to no snow removal and other lesser expenses this year. A motion to approve the April and May 2023 financials was made and it was seconded. All the board members approved them.

Old Business

Tree at Cypress and Sequoia It will be replaced in the fall.

New Business

No Dumping Signs No dumping signs are needed behind the mailboxes on Cypress and also in the common area behind 31 Cypress.

Next meeting date:

The next meeting, will be Monday, October 2, 2023, at the Clubhouse at 7:00 PM since it is the annual meeting.

Adjournment

A motion was made to adjourn, and it was seconded. All board members agreed. The meeting was adjourned at 6:44 PM

Executive Session

Appeals

285 Sequoia The homeowner asked the board to approve his pergola with side curtains since it was installed around 2013-2014 and there was never before an issue with it

42 Tamarack The owner called management to reschedule his appeal for his gazebo violation.

Addendum The board decided to deny 285 Sequoia owner's appeal and a letter was sent. The owner asked to appeal the Newtown Grant master board. However, the master board would not override a cluster board decision. Management checked with legal about if the homeowner would further pursue the issue in the courts. The association's attorney Stefan Richter said if the owner went court, a judge would most likely rule in favor of the homeowner since the structure was there for many years. He

suggested to grandfather both structures in with the stipulation if one or both homeowners moved, they would have to remove the pergola /gazebo. The board voted in favor of grandfathering in both pergola and gazebo.

Delinquency and Violations

272 Sequoia The closing is taking place during the week of June 26, 2023, and a check for monies due HWI Association will be issued and deposited in the operating fund.

216 Sequoia The board decided to hold off collections til August 31 If management does not hear from the homeowner by August 31st, then the account goes to collections.