

Heritage Estates HOA Board Meeting Minutes

Date: March 15, 2026

Board Members present: Kelly Glaser, President
Jeff Leiser, VP & Secretary

(Ron Brusky was not available for this meeting, but encouraged us to meet without him, given the landscaping focus of the meeting.)

Call to Order: 1:00pm, at Jeff's house (11412 232nd Ave)

Agenda:

- Review 2026 Landscaping Proposals and award the contract
- Review 2026 Pond Maintenance Proposals and award the contract

Notes:

Starting with 2026 common area Landscaping maintenance, contracts and proposals from previous years were reviewed to develop a standardized scope of work against which all bidders would submit their proposal. This would enable apples-to-apples comparison, and ensure that proposed services would match the expectations of Heritage Estates homeowners.

Invitations were sent to the following six companies, and proposals were received from all six:

- Apex Landscaping, Hawthorn Woods, IL
- Breezy Hill Landscaping, Salem, WI
- Harpster Lawn Maintenance, New Munster, WI
- Landscape Construction Corporation, Richmond, IL
- KD Staples & Son, Lake Zurich, IL
- Paul Swartz Nursery, Burlington, WI

Bids ranged from \$19,023.77 to \$44,592.00. After discussing pros and cons for each, we agreed to award the 2026 Landscaping contract to Breezy Hill, with whom Heritage Estates already has significant experience, thus posing a low-risk option. Breezy Hill's total annual services are priced at \$19,628.50, which is \$1,521.50 under the 2026 approved budget of \$21,150.00 (combined Landscaping-Monthly Maintenance of \$16,950.00 and Landscaping-Mulch of \$4,200.00.)

Pond maintenance of the East and West Ponds in Heritage Estates are the responsibility of the HOA, as defined in our Declaration of Conditions, Covenants, Restrictions and Easements. There are basic maintenance requirements specified, including chemical treatment to control undesirable plant growth. Proposals were received from Lake Country Conservationists LLC, Sullivan, WI, and Lake and Pond Solutions, LLC, Elkhorn, WI.

For 2026, we agreed to hire Nick Rouse of Lake Country Conservationists, to continue the chemical treatment services he started in 2025, at a price of \$2,774.12. This is within our 2026 approved budget of \$3,200.00. Nick will obtain the necessary permits from the Dept. of Natural Resources in order to maintain our East and West Ponds in 2026. We also will utilize Nick to price out other possible

services, such as vegetation cleanup and water aeration, to take to our Members for approval at our September 2026 Annual Meeting.

Followup Actions:

1. Jeff to contact Antonio Dehuma, Breezy Hill, to negotiate final terms and award Landscaping contract. We will ensure multiple Fall cleanup visits, and seek a 2-yr contract pricing commitment.
2. Jeff to contact Nick Rouse, Lake Country Conservationists, to award 2026 contract for chemical treatment of our two Ponds.

Adjourned: 2:45pm

Submitted by: Jeff Leiser, Secretary