

Heritage Estates HOA Board Meeting Minutes

Date: May 26, 2026

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

This was a Teams meeting, hosted by Kelly. Call to Order: 4:30pm

Agenda:

- Discuss Annual Dues letter to be sent, along with Newsletter
- Decide on 2026 Annual Meeting time and location
- Review current Budget and performance to Budget

Notes:

Annual Dues of \$625.00 were decided at the September 2025 Annual Meeting for 2026. Ron Brusky volunteered to develop a Newsletter and to mail it to all Members of the Association, including an invoice for 2026 Annual Dues.

The 2026 Annual Meeting date was selected for the Saturday after Labor Day, September 12, 2026, at 10:30am. We will hold the meeting at the Salem Lakes Community Library, same location as last year. Jeff will reserve the room at the Library.

One seat on the Board is up for election, Ron Brusky's. The Newsletter will include notification of an open seat, for a term of three years.

We discussed our 2026 performance to budget. Common area maintenance/Landscaping is by far our largest expenditure. We are currently operating within budget with Breezy Hill as our service provider. We determined that as of now, no discretionary landscape expenses will likely be needed this year.

We also budgeted for a property manager this year, and were authorized to hire one during last year's Annual Meeting. To date, the services of a property manager have not been needed, so those funds remain in our account.

Pond Maintenance has been conducted this year by Lake Country Conservationists, within budget. It is likely that aeration of both ponds will need to be added for 2027.

Rules Committee formation was discussed. Ron has volunteered to convene a committee made up of Member volunteers, and to kick it off in the coming weeks. No substantial changes have been made to our Declaration of Conditions, Covenants, Restrictions and Easements, nor to our By-Laws, since the founding of Heritage Estates. We are concerned that some terms dictated in the Declaration may be outdated, inconsistent with other laws, or not in keeping with the wishes of most Members. Legal counsel may be required, as this is a specialty area of community law.

The law firm of KSN (Kovitz Shifrin Nesbit) has been contacted for potential counsel on amendments that may be sought to our founding documents. The Board agreed during this meeting to authorize up to \$2,000 to be used for legal counsel. This amount still keeps us within our total budget for the year.

Adjourned: 5:50pm

Submitted by: Jeff Leiser, Secretary