



Heritage Village Homeowners Association
Board of Directors Meeting
Tuesday, April 4, 2023

Board Members Present: Francis Santini, President – (615) 860-2040; Robert Fuqua, Vice President – (615) 516-6567; Linda Stone, Secretary – (615) 988-0666; Norma Yarbrough, Treasurer – (615) 868-9276; Larry Butler – Member-at-large, (615) 345-0405.

Also Present: Dana Tiblier of Tiblier Management – (615) 353-2198, Fax: (615) 353-5539.

OLD BUSINESS:

Robert Fuqua made a motion to approve the minutes of the March 2023 meeting. Norma Yarbrough seconded. The motion passed.

Dana Tiblier gave a report on bank balances, excess expenses, reserve funds, delinquent accounts, finances, rental units, work orders, and reports of storm damage.

NEW BUSINESS:

Norma Yarbrough made a motion to accept a bid from DrainMaster Plumbing to repair the water shutoff valve at unit 204. Robert Fuqua seconded. The motion passed.

Norma Yarbrough made a motion to accept the bid of USS to repair the foundation of unit 1039. Larry Butler seconded. The motion passed.

Linda Stone made a motion, that in order to begin making storm damage repairs without depleting the reserves, an assessment of \$1,000 per unit be collected due June 1st, 2023. Larry Butler seconded. The motion passed. Homeowners will receive further details in the mail.

The meeting adjourned at 8:45 p.m. The next meeting will be Tuesday, May 2, 2023 at 6 p.m. This will be the annual homeowners meeting with the election of one board member.

March 3 Wind Storm Damage Mounts

After a month of surveying the property, 115 work orders have been submitted for repairs of wind damage. More are coming in. Our monthly fees are simply not equipped to absorb this amount of emergency expense. While the association does have wind and hail insurance coverage, the deductible is based on a percentage of our property value and amounts to about \$700,000.



While it may not cover all the repairs, an assessment of \$1,000 per unit will get the repairs started. Depending on your policy, this may be covered by your individual homeowner's insurance. The management company will mail instructions on filing claims.

With damage all over Middle Tennessee, shingles, siding, and skilled contractors are in short supply. Our maintenance team is working to make sure we will have the necessary materials.

Where does the MONEY GO?



Unexpected Expenses in March:

Storm damage*\$16,206
Foundation\$12,150

Total\$28,356

*This is just a fraction of repairs needed from March 3 storm.

Homeowner's Annual Meeting
Tuesday, May 2
6:30 p.m.