



Heritage Village Homeowners Association
Board of Directors Meeting
Thursday, January 5, 2023

Board Members Present: Francis Santini, President – (615) 860-2040; Robert Fuqua, Vice President – (615) 516-6567; Linda Stone, Secretary – (615) 868-4661; 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 November 2022 meeting. Larry Butler seconded. The motion passed.

Dana Tiblier a report on bank balances, excess expenses, reserve funds, delinquent accounts, finances, rental units, work orders, and homeowner correspondence. Due to the increases in the value of our units, the insurance company’s determination that this area is prone to weather disasters, and inflation in general, Heritage Village has had a massive increase in insurance premiums. The payment, due on the first of this year, was up by over \$35,000. Because of this, the board has decided to assess each unit \$200. This payment will be due on March 1st of this year. You will receive further information in the mail.


NEW BUSINESS:

Norma Yarbrough made a motion to accept a bid from USS to raise and stabilize the concrete deck surrounding the pool. Linda Stone seconded. The motion passed.

Norma Yarbrough made a motion to accept a bid from Kurgans Gutters to replace gutters at unit 1012 & 1013. Larry Butler seconded. The motion passed.

Norma Yarbrough made a motion to accept a bid from USS to raise and stabilize the foundation of unit 400. Larry Butler seconded. The motion passed.

The meeting adjourned at 8:15 p.m. The next meeting will be Tuesday, February 7, 2023 at 6 p.m. This meeting will be open to all homeowners.



Google Fiber

Wiring is almost complete. Google decided that interior jacks would be installed if and when homeowners sign up for Fiber service. Their estimates are that service will be available around the 16th of this month. If you want this service you can go to googlefiber.com or call 833-813-5283 to get information.

Where does the MONEY GO?



Unexpected Expenses in November and December:

Plumbing	\$7890
Tree work	\$4200
Total	\$12,090

2022 Homeowners Meeting:

First Tuesday of February, May, August, and November.

Meetings start 6 p.m. 6:30 in May

No Contact Phone Number? Break In!

Every year in Heritage Village a situation arises where the Association is forced to break into a unit. You can avoid this happening at your home.

Imagine water is flooding out of your unit or smoke is coming out of the windows. If no one answers the door, the management company goes to the “Contact Information” list.

But some units have not given a contact number, or the number is no longer in service. What then? Depending on the urgency, a locksmith is called, or the Association is forced to break in.

Please provide the management with a good phone number for these situations: two, three, or more numbers if possible. Don’t make your neighbors have to BUST IN!

