

January 2017 Meeting

Heritage Village Homeowners Association
Board of Directors Meeting
Tuesday, January 3, 2017

Board Members Present: Francis Santini, President – 860-2040; Rick Sims, Vice President – 347-4852; Norma Yarbrough, Treasurer – 868-9276; Linda Stone, Secretary – 868-4661; Darryl Brady, Member-at-Large – 364-3499.

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

OLD BUSINESS:

Norma Yarbrough made a motion to approve the minutes of the November 2016 meeting. Darryl Brady seconded. The motion passed.

Dana Tiblier gave a report on financial statements, insurance premiums, delinquent accounts, and reserve funds.

NEW BUSINESS:

The board determined that a large tree on the southeastern corner of the property needs to be removed to prevent potential future liability. The management company will seek bids for the project.

Two issues were brought to the board's attention that will be addressed in rule changes. Homeowners may not allow their units to be used as temporary lodgings such as "Airbnb" where homes are used as hotel rooms on a nightly basis. Also, there have been reports of fires caused by NEST thermostats when improperly installed. The rule will require homeowners to have such thermostats professionally installed.

The meeting adjourned at 7:45 p.m. The next meeting of the board will be Tuesday, February 7, 2017, at 6:30 pm. This meeting will be open to all homeowners.

November 2016 Meeting

Heritage Village Homeowners Association
Board of Directors Meeting
Tuesday, November 1, 2016

Board Members Present: Francis Santini, President – 860-2040; Rick Sims, Vice President – 347-4852; Norma Yarbrough, Treasurer – 868-9276; Linda Stone, Secretary – 868-4661; Darryl Brady, Member-at-Large – 364-3499.

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

This meeting was open to all homeowners. About 15-20 attended.

Rick Sims made a motion to approve the minutes of the October 2016 meeting. Norma Yarbrough seconded. The motion passed.

Dee Forbes, Chairman of the Neighborhood Watch Committee, attended the meeting to report on her coordination with other surrounding Watches and Metro Police. Carol Czacakci gave a summary of some new Metro programs to help homeowners stay safe.

Dana Tiblier gave a report on financial matters, reserve funds, and delinquent accounts.

The board agreed to have the attorney, Alvin Harris, Esq., contact a homeowner who is failing to maintain their courtyard in a sanitary manner.

Rick Sims made a motion to accept the bid of Mack Enterprises to replace the carport roofs of units 1031-1034, 251, 257, 259. Norma Yarbrough seconded. The motion passed.

Rick Sims made a motion to accept the bid of Mack Enterprises to repair the structure of the carport of unit 1009. Darryl Brady seconded. The motion passed.

Norma Yarbrough made a motion to accept the bid of Allegiance PressureWash to clean various areas of siding on 48 units. Darryl Brady seconded. The motion passed.

The board has been obtaining bids on repairing and maintaining the streets in the Village. Refreshing and repairing the streets will be an ongoing project and will have to be done over a period of years. Rick Sims made a motion to set aside \$30,000 over the winter months for seal coating various streets in the Village next spring. The motion further states that the board will only spend money on this project that can be spared from the general maintenance funds and prevent any borrowing or assessment to homeowners. Darryl Brady seconded. The motion passed.

The meeting adjourned at 7:40 p.m. The next meeting of the board will be Tuesday,

December 6, 2016, at 6:30 pm. This will be an executive meeting.

October 2016 Meeting

Heritage Village Homeowners Association
Board of Directors Meeting
Tuesday, October 4, 2016

Board Members Present: Francis Santini, President – 860-2040; Rick Sims, Vice President – 347-4852; Norma Yarbrough, Treasurer – 868-9276; Linda Stone, Secretary – 868-4661; Darryl Brady, Member-at-Large – 364-3499.

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

OLD BUSINESS:

Darryl Brady made a motion to approve the minutes of the September 2016 meeting. Norma Yarbrough seconded. The motion passed.

Dana Tiblier gave a report on financial matters, reserve funds, delinquent accounts, and maintenance on site. Homeowner correspondence was reviewed and answered.

NEW BUSINESS:

A homeowner, Phyllis Adgent, attended a Metro Council Planning Meeting in September and shared some of the literature from the meeting. The board reviewed the information and will reach out to governing officials as to how this might affect Heritage Village.

Rick Sims made a motion to accept the bid of Echo Construction to repair the common area paving behind units 101 - 103. Darryl Brady seconded. The motion passed.

The meeting adjourned at 7:45 p.m. The next meeting of the board will be Tuesday, November 1, 2016, at 6:30 pm. This meeting will be open to all homeowners.

September 2016 Meeting

Heritage Village Homeowners Association
Board of Directors Meeting
Tuesday, September 6, 2016

Board Members Present: Francis Santini, President – 860-2040; Rick Sims, Vice President – 347-4852; Norma Yarbrough, Treasurer – 868-9276; Linda Stone, Secretary – 868-4661; Darryl Brady, Member-at-Large – 364-3499.

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

OLD BUSINESS:

Darryl Brady made a motion to approve the minutes of the August 2016 meeting. Norma Yarbrough seconded. The motion passed.

Dana Tiblier gave a report on financial matters, reserve funds, delinquent accounts, and maintenance on site.

NEW BUSINESS:

The pool is closed for the season and will re-open on Memorial Day weekend next year.

Homeowner correspondence was discussed and addressed during this meeting.

The board reviewed the first draft of the proposed 2017 budget submitted by the management company. Rick Sims made a motion to approve the budget as written. This budget will include an increase of \$5 per unit beginning in 2017. Norma Yarbrough seconded. The motion passed.

The meeting adjourned at 7:50 p.m. The next meeting of the board will be Tuesday, October 4, 2016, at 6:30 pm. This will be an executive meeting

August 2016 Meeting

Heritage Village Homeowners Association
Board of Directors Meeting
Tuesday, August 2, 2016

Board Members Present: Francis Santini, President – 860-2040; Norma Yarbrough, Treasurer – 868-9276; Linda Stone, Secretary – 868-4661; Darryl Brady, Member-at-Large – 364-3499.

Not Present: Rick Sims, Vice President – 347-4852.

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

OLD BUSINESS:

Darryl Brady made a motion to approve the minutes of the July 2016 meeting. Norma Yarbrough seconded. The motion passed.

Dee Forbes made a presentation about the “Heritage Keepers”, a neighborhood security committee. The committee is planning a village clean-up day and a potluck when the weather cools.

Dana Tiblier gave a report on financial matters, reserve funds, delinquent accounts, homeowner fines, rental units, and maintenance on site.

NEW BUSINESS:

Homeowner correspondence was discussed and addressed during this meeting.

Eight homeowners attended this meeting and their questions and concerns were addressed by the board.

The meeting adjourned at 7:45 p.m. The next meeting of the board will be Tuesday, September 6, 2016, at 6:30 pm. This will be an executive meeting

July 2016 Meeting

Heritage Village Homeowners Association
Board of Directors Meeting
Tuesday, July 5, 2016

Board Members Present: Francis Santini, President – 860-2040; Rick Sims, Vice President – 347-4852; Norma Yarbrough, Treasurer – 868-9276; Linda Stone, Secretary – 868-4661; Darryl Brady, Member-at-Large – 364-3499.

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

OLD BUSINESS:

Rick Sims made a motion to approve the minutes of the June 2016 meeting. Darryl Brady seconded. The motion passed.

Dana Tiblier gave a report on financial matters, reserve funds, delinquent accounts, homeowner fines, rental units, and maintenance on site.

NEW BUSINESS:

The board reviewed one bid to repair the concrete paving on the alley behind unit 101. This project will be tabled until more bids can be obtained.

Homeowner correspondence was discussed at length during this meeting.

All Village fire hydrants and back flows have been inspected and approved.

The meeting adjourned at 8:20 p.m. The next meeting of the board will be on Tuesday, August 2, 2016, at 6:30 pm. This meeting will be open to all homeowners.

June 2016 Meeting

Heritage Village Homeowners Association
Board of Directors Meeting
Tuesday, June 7, 2016

Board Members Present: Francis Santini, President – 860-2040; Rick Sims, Vice President – 347-4852; Norma Yarbrough, Treasurer – 868-9276; Linda Stone, Secretary – 868-4661; Darryl Brady, Member-at-Large – 364-3499.*

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

Bart Schneider of United Structural Systems, Inc. (USS), met with the board to explain and answer questions on a foundation problem in the Village.

OLD BUSINESS:

Rick Sims made a motion to approve the minutes of the April 2016 meeting. Norma Yarborough seconded. The motion passed.

Dana Tiblier gave a report on financial matters, reserve funds, delinquent accounts, rental units, and maintenance on site.

Darryl Brady made a motion to accept the bid of Mack enterprises to replace the carport supports of units 253, 400, 506, 619, 700, 702, and 710. Norma Yarborough seconded. The motion passed.

NEW BUSINESS:

Darryl Brady made a motion to accept the bid of USS to repair the settling foundations of units 1052 and 1053. Rick Sims seconded. The motion passed.

The board has deemed that any and all staining of fencing will be done with pre-approved colors and products. The stain for the fences is Porter Paint Semi-opaque stain in 727 Cinnamon, Standardization of fence color will greatly improve the appearance of the entire village and help boost property value. Any NEW fencing or re-staining of fences will need to comply in order to achieve eventual continuity of color.

The meeting adjourned at 8:20 p.m. The next meeting of the board will be on Tuesday, July 5, 2016, at 6:30 pm. This will be an executive meeting.

* Printed minutes of this board meeting stated Darryl Brady as VP and Rick Sims as Member-at-Large. This is corrected above as Rick Sims was made VP and Darryl Brady assumed the position of Member-at-Large at the May 2016 meeting.

(Special Note): Beginning this week you will need to use your pool key to exit the pool area as well as enter.

Too many incidents of homeowners and their guests opening the door to strangers has allowed trespassers to enter the pool. Those entering the pool without a key will be locked inside.

Homeowners who allow anyone other than their guests in the pool will be fined \$100 per incident and will lose pool privileges. These new policies are to protect us all financially from the liability of allowing trespassers to damage our pool, or worse, to be injured at our expense.

May 2016 Meeting

Heritage Village Homeowners Association
Board of Directors Meeting
Tuesday, May 3, 2016

Board Members Present: Francis Santini, President – 860-2040; Norma Yarbrough, Treasurer – 868-9276; Linda Stone, Secretary – 868-4661; Rick Sims, Member-at-Large – 347-4852.

Not Present: Darryl Brady, Vice President – 364-3499.

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

This was the Annual Meeting of Homeowners. Our President, Frances Santini, called this meeting to order at 7:00 p.m. Based on sign-in of attendees, no quorum was present. (Approximately 40 homeowners were present.) The meeting was adjourned at 7:02 p.m.

A business meeting of the Homeowners and Board of Directors was called to order at 7:02 p.m.

A homeowner made a motion to dispense with the reading of, and to approve, the minutes of the 2015 meeting. The motion was seconded. The motion was approved.

B.J. Winfree, of the nominating committee, announced that Linda Stone and Darryl Brady were seeking reelection to the board. No further nominations were made. Linda Stone and Darryl Brady were voted to a three year term on the board by acclamation.

Frances Santini addressed the meeting on the state of the Village, thanking the board and homeowners for the past year's successes.

Dana Tiblier updated homeowners on financial balances, reserve funds and planned improvements. Several homeowners asked questions about the budget and other rules that were answered by Ms. Tiblier and board members.

Frances Santini answered several homeowner questions regarding finances, current reserves, roofing expenses, and other concerns. The meeting was adjourned at 7:55 p.m.

Per the by-laws of the Heritage Village Homeowner's Association, the Board of Directors met immediately following the adjournment of the Homeowners at 8:05 pm.

The board decided to retain Frances Santini as President, Linda Stone as Secretary, and Norma Yarbrough as Treasurer. Rick Sims will serve as Vice President and Darryl Brady as Member-at-large. Linda Stone made the motion to make the appointments as stated. Rick Sims seconded. The motion passed.

The meeting adjourned at 8:30 p.m. The next meeting of the board will be on Tuesday, June 7, 2016, at 6:30 pm. This will be an executive meeting.

April 2016 Meeting

Heritage Village Homeowners Association
Board of Directors Meeting
Tuesday, April 5, 2016

Board Members Present: Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Norma Yarbrough, Treasurer – 868-9276; Linda Stone, Secretary – 868-4661; Rick Sims, Member-at-Large – 347-4852.

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

OLD BUSINESS:

Norma Yarborough made a motion to approve the minutes of the March 2016 meeting. Darryl Brady seconded. The motion passed.

Dana Tiblier gave a report on financial matters, reserve funds, delinquent accounts, rental units, and maintenance on site.

NEW BUSINESS:

Darryl Brady made a motion to hire an engineer, (Anthony Locke, E.P.) to survey the foundation of unit 1053. Rick Sims seconded. The motion passed.

Dee Forbes (483-1010) and B.J. Winfree (739-3409) will serve as the nominating committee. If you or someone you know is interested in running for a position on the Board, please contact Dee or B.J Two positions will need to be filled this year at the annual meeting in May.

The meeting adjourned at 8:15 p.m. The next meeting of the board will be on Tuesday, May 3, 2016, at 6:30 pm. This will be the annual meeting.

March 2016 Meeting

Heritage Village Homeowners Association
Board of Directors Meeting
Tuesday, March 1, 2016

Board Members Present: Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Norma Yarbrough, Treasurer – 868-9276; Linda Stone, Secretary – 868-4661; Rick Sims, Member-at-Large – 347-4852.

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

OLD BUSINESS:

Darryl Brady made a motion to approve the minutes of the February 2016 meeting. Norma Yarborough seconded. The motion passed.

Dana Tiblier gave a report on financial matters, reserve funds, delinquent accounts, rental units, and maintenance on site.

NEW BUSINESS:

Darryl Brady made a motion to accept the bid of Tiffany Greer, CPA, of Anchor Financial Group, LLC, to perform the 2015 financial audit of the Homeowners Association. Rick Sims seconded. The motion passed.

Rick Sims made a motion to accept the bid of Madison Decorating Center to replace the flooring in the clubhouse. Darryl Brady seconded. The motion passed. The clubhouse funds will cover the expense.

The meeting adjourned at 7:15 p.m. The next meeting of the board will be on Tuesday, April 5, 2016, at 6:30 pm. This will be an executive meeting.

February 2016 Meeting

Heritage Village Homeowners Association
Board of Directors Meeting
Tuesday, February 2, 2016

Board Members Present: Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Norma Yarbrough, Treasurer – 868-9276; Linda Stone, Secretary – 868-4661; Rick Sims, Member-at-Large – 347-4852.

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

This meeting was open to all homeowners. Two unit owners attended.

OLD BUSINESS:

Rick Sims made a motion to approve the minutes of the January 2016 meeting. Darryl Brady seconded. The motion passed.

Dana Tiblier gave a report on homeowner correspondence, financial matters, reserve funds, delinquent accounts, rental units, and maintenance on site.

NEW BUSINESS:

Rick Sims made a motion to accept the bid of Mack Enterprises to replace the carport roofs of units 253, 255, 257, 300, 302, 304, 306, 401, 403, 405, 407, 409, 411, 505, 507, and 509. Norma Yarborough seconded. The motion passed. These roofs will be scheduled over several months as funds become available.

The homeowner of unit 1069 requested and received permission to replace the front door.

The meeting adjourned at 7:20 p.m. The next meeting of the board will be on Tuesday, March 1, 2016, at 6:30 pm. This will be an executive meeting.

Snow Policy:

The Village does not have a contract for snow removal. On the rare occasions when snow may linger, the board can decide to spend about \$1000 of our condo fees to clear snow. Keep in mind that plowing snow from streets in one area may block up neighbor's driveways. Homeowners are free to shovel areas around their units but cannot contract plowing on common areas.

January 2016 Meeting

Heritage Village Homeowners Association
Board of Directors Meeting
Tuesday, January 5, 2016

Board Members Present: Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Norma Yarborough, Treasurer – 868-9276; Rick Sims, Member-at-Large – 347-4852.

Not Present: Linda Stone, Secretary – 868-4661.

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

OLD BUSINESS:

Rick Sims made a motion to approve the minutes of the December 2015 meeting. Darryl Brady seconded. The motion passed.

Dana Tiblier gave a report on financial matters, reserve funds, delinquent accounts, homeowner correspondence, rental units, and maintenance on site.

The Board asked Dana Tiblier to check CD rates.

NEW BUSINESS:

Darryl Brady made a motion to accept the bid of Mack Enterprises to replace the roofs of unit 401 and the clubhouse. Norma Yarborough seconded. The motion passed.

The owner of unit 194 received permission to replace the front door at her unit.

The meeting adjourned at 7:32 p.m. The next meeting of the board will be on Tuesday, February 2, 2016, at 6:30 pm. This meeting will be open to all homeowners.

December 2015 Meeting

Heritage Village Homeowners Association
Board of Directors Meeting
Tuesday, December 1, 2015

Board Members Present: Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Norma Yarbrough, Treasurer – 868-9276; Linda Stone, Secretary – 868-4661; Rick Sims, Member-at-Large – 347-4852.

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

OLD BUSINESS:

The November 2015 meeting was cancelled due to unforeseen circumstances. This meeting was a make-up meeting and several homeowners attended.

Darryl Brady made a motion to approve the minutes of the October 2015 meeting. Norma Yarbrough seconded. The motion passed.

Dana Tiblier gave a report on financial matters, reserve funds, delinquent accounts, and maintenance on site.

NEW BUSINESS:

Darryl Brady made a motion to accept the bid of Mack Enterprises to replace the roofs of units 501 and 164. Norma Yarbrough seconded. The motion passed.

January through March of 2016 is time for all units to have their dryer vents and chimneys flues cleaned.

The meeting adjourned at 7:25 p.m. The next meeting of the board will be on Tuesday, January 5, 2016, at 6:30 pm. This will be an executive meeting.

October 2015 Meeting

Heritage Village Homeowners Association
Board of Directors Meeting
Tuesday, October 6, 2015

Board Members Present: Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Norma Yarbrough, Treasurer – 868-9276; Linda Stone, Secretary – 868-466; Rick Sims, Member-at-Large – 347-4852.

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

Timothy Loyd, representing AT&T, made a presentation to the board. He explained AT&T's plans to upgrade their TV and Internet service to fiber optic wiring.

Dana Tiblier gave a report on financial matters, reserve funds, delinquent accounts, and maintenance on site.

OLD BUSINESS:

Norma Yarbrough made a motion to approve the minutes of the September 2015 meeting. Darryl Brady seconded. The motion passed.

NEW BUSINESS:

Darryl Brady made a motion to accept the bid of Mack Enterprises to replace the roof of unit 154. Rick Sims seconded. The motion passed.

Rick Sims made a motion to accept the proposed budget for 2016. Darryl Brady seconded the motion. The motion passed. There will be no increase in maintenance fees next year.

Darryl Brady made a motion to accept the bid of Mack Enterprises to correct drainage issues at unit 503. Norma Yarbrough seconded. The motion passed.

Darryl Brady made a motion to accept the bid of Mack Enterprises to correct erosion issues at unit 143. Rick Sims seconded. The motion passed.

Rick Sims made a motion to accept the bid of Kirby Pools to rebuild the pump and utility building at the swimming pool. This building has suffered severe corrosion over the years and needs to be completely rebuilt. Darryl Brady seconded. The motion passed.

The meeting adjourned at 8:20 p.m. The next meeting of the board will be on Tuesday, November 3, 2015, at 6:30 pm. This meeting will be open to all homeowners

September 2015 Meeting

Heritage Village Homeowners Association
Board of Directors Meeting
Tuesday, September 1st, 2015

Board Members Present: Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Norma Yarbrough, Treasurer – 868-9276; Linda Stone, Secretary – 868-466; Rick Sims, Member-at-Large – 347-4852.

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

OLD BUSINESS:

Darryl Brady made a motion to approve the minutes of the August 2015 meeting. Norma Yarbrough seconded. The motion passed.

One homeowner asked for an audience with the board to ask several questions.

Dana Tiblier gave a report on financial matters, reserve funding, work orders, and delinquent accounts.

NEW BUSINESS:

Rick Sims made a motion to accept the bid of TFS to repair and raise the sidewalk and stoop of unit 1042. Norma Yarbrough seconded. The motion passed.

Norma Yarbrough made a motion to have the Association's Maintenance Vendor to install a vapor barrier and repair a crack in the foundation wall of unit 1042. Rick Sims seconded the motion. The motion passed.

Rick Sims made a motion to accept the bid of Mack Enterprises to replace the roofing on unit 1053 and unit 188 and the carport roofing of unit 503. Darryl Brady seconded the motion. The motion passed.

Norma Yarbrough made a motion to sign a contract with Google Fiber to have the Village wired with fiber optics. Linda Stone seconded. The motion passed.

The meeting adjourned at 8:10 p.m. The next meeting of the board will be on Tuesday, October 6, 2015, at 6:30 pm. This will be an executive meeting.

August 2015 Meeting

Heritage Village Homeowners Association
Board of Directors Meeting
Tuesday, August 4th, 2015

Board Members Present: Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Norma Yarbrough, Treasurer – 868-9276; Linda Stone, Secretary – 868-466; Rick Sims, Member-at-Large – 347-4852.

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

This meeting was open to all homeowners. About 8-10 units were represented.

Phoneix Claims Consultants is seeking to represent the Village when we need to file insurance claims. This firm has done a survey of the property including inspecting roofs, building exteriors, and drainage issues. A representative of the company reported that the property is in good shape and left a report of some minor issues that we may need to look into. This survey was done free of any charges.

OLD BUSINESS:

Darryl Brady made a motion to approve the minutes of the July 2015 meeting. Norma Yarbrough seconded. The motion passed.

Dana Tiblier gave a report on financial matters, Certificates of Deposit, work orders, and delinquent accounts.

NEW BUSINESS:

Norma Yarborough made a motion to accept the bid of Mack Enterprises to replace the carport roof of units 1026-1030. Darryl Brady seconded. The motion passed.

Darryl Brady made a motion to accept the bid of Mack Enterprises to replace the carport roof of unit 511. Rick Sims seconded. The motion passed.

Darryl Brady made a motion to accept the bid of Total Lawn and Tree to trim 49 trees and remove 8 trees. Rick Sims seconded the motion. The motion passed.

Rick Sims made a motion to accept the bid of Allegiance Pressure Washing to clean mold, mildew on building surfaces throughout the Village. Norma Yarborough seconded. The work will be done in the fall.

The meeting adjourned at 8:20 p.m. The next meeting of the board will be on Tuesday, September 1, 2015, at 6:30 pm. This will be an executive meeting.

July 2015 Meeting

Heritage Village Homeowners Association
Board of Directors Meeting
Tuesday, July 7th, 2015

Board Members Present: Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Norma Yarbrough, Treasurer – 868-9276; Linda Stone, Secretary – 868-466; Rick Sims, Member-at-Large – 347-4852.

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

OLD BUSINESS:

Darryl Brady made a motion to approve the minutes of the June 2015 meeting. Rick Sims seconded. The motion passed.

Dana Tiblier gave a report on financial matters, work orders, rental units, and delinquent accounts.

NEW BUSINESS:

Darryl Brady made a motion to accept the bid of Mack Enterprises to replace the carport roof of unit 603. Norma Yarborough seconded. The motion passed.

An Annual Audit was performed by Jim R. Durham, C.P.A. on Heritage Village for the year of 2014. The report of this audit was presented to the board at this meeting. The board reviewed the findings. Rick Sims made a motion to approve the Audit report. Darryl Brady seconded. The motion passed.

Darryl Brady made a motion to accept the bid to replace the roofs of unit 1012 and 1013. Rick Sims seconded. The motion passed.

Last month the board passed a motion to have Landscape Giants to trim and remove trees from the property. The company failed to produce evidence of Workman's Comp insurance. Therefore, the board rescinds the motion and new bids will be sought.

Norma Yarborough made a motion to accept the bid of Mack Enterprises to replace the carport roofs of units 500 and 502. Darryl Brady seconded. The motion passed.

Darryl Brady made a motion to accept the bid of Mack Enterprises to replace the carport roofs of units 142, 144, 146, 148, 150, and 152. Rick Sims seconded. The motion passed.

The board has been made aware of a drainage problem in one unit. There will be further investigation and additional bids before a decision is made.

The meeting adjourned at 8:15 p.m. The next meeting of the board will be on Tuesday, August 4, 2015, at 6:30 pm. This meeting is open to all homeowners.

June 2015 Meeting

Heritage Village Homeowners Association
Board of Directors Meeting
Tuesday, June 2nd, 2015

Board Members Present: Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Norma Yarborough, Treasurer – 868-9276; Linda Stone, Secretary – 868-4661; Rick Sims, Member-at-Large – 347-4852.

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

OLD BUSINESS:

One homeowner scheduled an appointment to present information on a replacement of their patio cover from a company that has not worked in the Village before. The board will add ThermaVue Exteriors, LLC, as approved patio cover vendors. Homeowners are reminded that you need to present any plans for exterior improvements to the board before performing the work.

Norma Yarborough made a motion to approve the minutes of the May 2015 meeting. Rick Sims seconded. The motion passed.

Dana Tiblier gave a report on financial matters, work orders, rental units, and homeowner correspondence.

New Stop signs will be put up in two locations. We have people that speed through the Village and don't stop at intersections. Please slow down. It would be a terrible thing to have a child playing or a walker hit by a car on our property.

NEW BUSINESS:

Darryl Brady made a motion to accept the bid of Mack Enterprises to replace the carport roof of unit 603. Norma Yarborough seconded. The motion passed.

Norma Yarborough made a motion to accept the bid to replace the carport roofs of unit 200, 202, 204, 206, 208, and 210. Rick Sims seconded. The motion passed.

Darryl Brady made a motion to accept the bid of Landscape Giants to remove two trees and trim 35 trees that are overgrown on the property. One of the trees to be removed is the cherry tree in front of the clubhouse that has become ill and cannot be saved. Norma Yarborough seconded. The motion passed.

The meeting adjourned at 8:35 p.m. The next meeting of the board will be on Tuesday, July 7, 2015, at 6:30 pm. This will be an executive meeting.

May 2015 Meeting - Annual Homeowners' Meeting

Heritage Village Condominium Association
Board of Directors Meeting
Tuesday, May 5th, 2015

Board Members Present: Francis Santini, President – 860-2040; Norma Yarbrough, Treasurer – 868-9276; Linda Stone, Secretary – 868-4661.

Not Present: Darryl Brady, Vice President – 364-3499.

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

This was the Annual Meeting of Homeowners. Our President, Frances Santini, called this meeting to order at 7:00 p.m. Based on sign-in of attendees, no quorum was present. The meeting was adjourned at 7:05 p.m.

A business meeting of the Homeowners and Board of Directors was called to order at 7:05 p.m.

A homeowner made a motion to dispense with the reading of the minutes of last year's meeting. The motion was seconded. The motion was approved.

Rick Sims was introduced as the nominee to serve on the board. B.J. Winfree, of the nominating committee, read his resume. Ms. Winfree also read Frances Santini's resume. Since no further nominations were forthcoming, Rick Sims and Frances Santini were voted to a three year term on the board by acclamation.

Frances Santini addressed the meeting on the state of the Village, thanking the board and homeowners for the past year's successes. Ms. Santini welcomed new homeowners.

Dana Tiblier updated homeowners on financial balances, foreclosures, and planned improvements. Several homeowners asked questions about the budget that were answered by Ms. Tiblier and board members.

Frances Santini answered several homeowner questions regarding finances, current reserves, roofing expenses, and other concerns. The meeting was adjourned at 8:20 p.m.

Per the by-laws of the Heritage Village Homeowner's Association, the Board of Directors met immediately following the adjournment of the Homeowners.

The board decided to retain Frances Santini as President, Darryl Brady as Vice President, Linda Stone as Secretary, Norma Yarbrough as Treasurer, and Rick Sims as Member-at-large. Linda Stone made the motion to make the appointments as stated. Norma Yarbrough seconded. The motion passed.

The meeting adjourned at 8:45 p.m. The next meeting of the board will be on Tuesday, June 2, 2015, at 6:30 pm. This will be an executive meeting.

April 2015 Meeting

Heritage Village Condominium Association
Board of Directors Meeting
Tuesday, April 7th, 2015

Board Members Present: Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Norma Yarbrough, Treasurer – 868-9276; Linda Stone, Secretary – 868-4661; Janet Johnson, Member-at-large – 865-6714.

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

OLD BUSINESS:

Darryl Brady made a motion to approve the minutes from the March 2015, meeting. Norma Yarbrough seconded the motion. The motion passed.

Dana Tiblier gave a report on financial matters, work orders, and homeowner correspondence.

NEW BUSINESS:

Darryl Brady made a motion to have the attorney contact the owner of a unit who is allowing a third party to occupy the property. The third party has committed multiple rule violations. Janet Johnson seconded the motion. The motion passed.

Darryl Brady made a motion to close the bank account that was set up to handle assessment/insurance funds. Norma Yarbrough seconded the motion. The motion passed.

Darryl Brady made a motion to accept the bid of Mack Enterprises to replace the roof of unit 260 as well as the carport roofs of units 300, 302, 304, and 306. Norma Yarbrough seconded the motion. The motion passed.

The meeting adjourned at 8:05 pm. The next meeting will be on May 5th, 2015. This will be the Annual Homeowners Meeting and will include elections of two board members. B.J. Winfree and Donna Ramsey will serve as the nominating committee.

March 2015 Meeting

Heritage Village Condominium Association
Board of Directors Meeting
Tuesday, March 3rd, 2015

Board Members Present: Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Norma Yarbrough, Treasurer – 868-9276; Linda Stone, Secretary – 868-4661.

Not Present: Janet Johnson, Member-at-large – 865-6714.

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

OLD BUSINESS:

Darryl Brady made a motion to approve the minutes from the February 2015, meeting. Norma Yarbrough seconded the motion. The motion passed.

Dana Tiblier gave a report on financial matters and the work order report.

The Board reviewed the delinquent list, the delinquent assessments, and other homeowner correspondence.

NEW BUSINESS:

Darryl Brady made a motion to accept the bid of Mack Enterprises to repair the roof of unit 133 that was damaged due to the ice storm. Norma Yarbrough seconded the motion. The motion passed.

Darryl Brady made a motion to accept the bid of Mack Enterprises to replace the roof of unit 511. Norma Yarbrough seconded the motion. The motion passed.

Darryl Brady made a motion to accept the bid of Mack Enterprises to replace the carport roofs of units 301, 303, 305, 307, 309, and 311. Norma Yarbrough seconded the motion. The motion passed.

The meeting adjourned at 7:50 pm. The next meeting will be on April 7th, 2015. This will be an executive meeting.

February 2015 Meeting

Heritage Village Condominium Association
Board of Directors Meeting
Tuesday, February 3rd, 2015

Board Members Present: Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Norma Yarbrough, Treasurer – 868-9276; Linda Stone, Secretary – 868-4661; Janet Johnson, Member-at-large – 865-6714.

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

OLD BUSINESS:

Darryl Brady made a motion to approve the minutes from the January 2015, meeting. Janet Johnson seconded the motion. The motion passed.

This meeting was open to all homeowners.

Dana Tiblier gave a report on financial matters.

The Board reviewed the delinquent list, the delinquent assessments, the work order report, and other homeowner matters.

NEW BUSINESS:

Darryl Brady made a motion to accept the bid of Mack Enterprises to replace the carport roofs of units 154, 156, 158, 160, 162, and 164. Norma Yarbrough seconded the motion. The motion passed.

Homeowner questions were answered.

Homeowners are reminded to submit pictures of any proposed changes to front doors for board approval.

The meeting adjourned at 7:30 pm. The next meeting will be on March 3rd, 2015. This will be an executive meeting.

January 2015 Meeting

Heritage Village Condominium Association
Board of Directors Meeting
Tuesday, January 6, 2015

Board Members Present: Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Norma Yarbrough, Treasurer – 868-9276; Linda Stone, Secretary – 868-4661; Janet Johnson, Member-at-large – 865-6714.

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

Two representatives from Phoenix Claims Consulting gave a presentation to introduce the board to the potential value of having an agent as an advocate when insurance claims are filed.

OLD BUSINESS:

Darryl Brady made a motion to approve the minutes from the December 2014, meeting. Janet Johnson seconded the motion. The motion passed.

Dana Tiblier gave a report on financial matters.

The Board reviewed the delinquent list, the delinquent assessments, the work order report, and other homeowner matters.

NEW BUSINESS:

Darryl Brady made a motion to accept the bid of Jim R. Durham, CPA, to perform an audit of the Village finances. Norma Yarbrough seconded the motion. The motion passed.

The meeting adjourned at 8:00 pm. The next meeting will be on February 3rd, 2015. This meeting will be open to all homeowners.

December 2014 Meeting

Heritage Village Condominium Association
Board of Directors Meeting
Tuesday, December 2nd, 2014

Board Members Present: Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Norma Yarbrough, Treasurer – 868-9276; Linda Stone, Secretary – 868-4661; Janet Johnson, Member-at-large – 865-6714.

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

OLD BUSINESS:

Darryl Brady made a motion to approve the minutes from the November 2014, meeting. Janet Johnson seconded the motion. The motion passed.

The Board reviewed the letters sent to homeowners regarding rule infractions. Most letters are due to weeds and overgrown shrubs in landscape areas.

Dana Tiblier gave a report on financial matters.

The Board reviewed the delinquent list, the delinquent assessments, the work order report, and homeowner correspondence.

NEW BUSINESS:

Darryl Brady made a motion to accept the bid of Mack Enterprises to replace the roof of unit 1034. Norma Yarbrough seconded the motion. The motion passed.

The meeting adjourned at 8:00 pm. The next meeting will be on January 6th, 2015. This will be an executive meeting.

November 2014 Meeting

Heritage Village Condominium Association
Board of Directors Meeting
Tuesday, November 4th, 2014

Board Members Present: Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Norma Yarbrough, Treasurer – 868-9276; Janet Johnson, Member-at-large – 865-6714.

Not Present: Linda Stone, Secretary – 868-4661.

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

OLD BUSINESS:

Darryl Brady made a motion to approve the minutes from the October 2014, meeting. Norma Yarbrough seconded the motion. The motion passed.

Dana Tiblier gave the financial report.

The Board reviewed the delinquent list, the delinquent assessments, the work order report, the rental report, and the homeowner correspondence report.

Frances Santini reported on the drainage work which has been completed at three locations. Dana Tiblier read a letter from Mrs. Bridges, owner of 1065.

NEW BUSINESS:

Frances Santini reported on the dues increase and 2015 budget, and read a statement regarding dues.

Frances Santini reported on the two water main breaks since the last meeting which cost the Association \$5,500 in plumbing expenses, and the amount of additional water/sewer expense is unknown at this time.

Darryl Brady made a motion to approve a bid from Larry Kirby in the amount of \$3,800 to repair the pool pump house. Norma Yarbrough seconded. The motion passed.

Darryl Brady made a motion to approve bids from Mack Enterprises for roof replacement at 157, and roof replacement at unit 1044. Janet Johnson seconded the motion. The motion passed.

Darryl Brady made a motion to adjourn at 8:47 p.m. Norma Yarbrough seconded. The motion passed.

Thanks to all the homeowners who attended. The next meeting will be held on December 2nd at 6:30 pm. This will be an executive meeting.

October 2014 Meeting

Heritage Village Condominium Association
Board of Directors Meeting
Tuesday, October 7th, 2014

Board Members Present: Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Linda Stone, Secretary – 868-4661; Norma Yarbrough, Treasurer – 868-9276; Janet Johnson, Member-at-large – 865-6714.

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

The meeting was called to order at 6:30 p.m.

Darryl Brady made a motion to approve the minutes of the September 2014 meeting. Janet Johnson seconded the motion. The motion was approved.

OLD BUSINESS:

Dana Tiblier gave updates on financial balances, maintenance on site, and homeowner delinquencies. Six units have been foreclosed upon this year, causing the Association's expenditures to exceed the 2014 forecast.

NEW BUSINESS:

The Village will hold a Fall-Fest, on Saturday, 25, October from noon to 2 pm. The Association will supply chicken strips, drinks, and paper supplies. Please bring a side dish, salad, or dessert. This event is open to all Village residents, including renters. Getting to know your neighbors is the best way to keep us safe and prevent crime.

Darryl Brady made a motion to accept the drafted budget for the year 2015. Linda Stone seconded. The motion passed. There will be an increase in Association Fees for 2015.

Darryl Brady made a motion to accept the bid of Community Tree Preservation to trim three trees that are encroaching on buildings in the Village. Norma Yarbrough seconded. The motion passed.

The meeting adjourned at 8:20 p.m. The next meeting of the board will be on Tuesday, November 4th, 2014. This meeting will be open for all homeowners.

September 2014 Meeting

Heritage Village Condominium Association
Board of Directors Meeting
Special Executive Meeting
Tuesday, September 2nd, 2014

Board Members Present: Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Linda Stone, Secretary – 868-4661; Norma Yarbrough, Treasurer – 868-9276; Janet Johnson, Member-at-large – 865-6714.

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

The meeting was called to order at 6:25 p.m.

Darryl Brady made a motion to approve the minutes of the August 2014 meeting. Janet Johnson seconded the motion. The motion was approved.

OLD BUSINESS:

Dana Tiblier gave updates on financial balances, maintenance on site, and financial balances.

NEW BUSINESS:

The Village will participate in the Madison Beautification project on Saturday, September 13th. We will need volunteers for pulling weeds at the pool area, picking up litter, and some replacements of fence strips. Watch your email for further details or just come to the clubhouse at 9 a.m. on the 13th.

Homeowners' correspondence was reviewed and addressed.

The board reviewed the first draft of next year's budget.

The meeting adjourned at 8:10 p.m. The next meeting of the board will be on Tuesday, October 7th, 2014. This will be an executive meeting.

August 2014 Meeting - Executive Meeting

Heritage Village Condominium Association
Board of Directors Meeting
Special Executive Meeting

Thursday, August 14th, 2014

Board Members Present: Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Linda Stone, Secretary – 868-4661; Norma Yarbrough, Treasurer – 868-9276; Janet Johnson, Member-at-large – 865-6714.

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

This Executive meeting was called to address three flooding problems homeowners have experienced in Heritage Village. This meeting was called 48 hours prior to address these issues as well as funding the work.

The meeting was called to order at 3:30 p.m.

The three different condos that have experienced either actual or potential flooding have different situations. Dana Tiblier and Frances Santini met with Engineer Anthony Locke, P.E. who made suggestions on solving each problem. The building that includes units 251-261 will require a drainage ditch cut into the street and topped with grate. The drainage ditch behind unit 1065 will need to be reworked along with gutter water redistribution. The problem at unit 141 will require cleaning the existing trench and improving the storm drains. All together approximately \$22,000 in repairs are needed. Bids were entered by multiple contractors.

Darryl Brady made a motion to accept the three bids of Mack Enterprise for these repairs. Janet Johnson seconded the motion. The motion passed.

The meeting adjourned at 4:45 p.m. The next meeting of the board will be on Tuesday, September 3rd, 2014. This will be an executive meeting.

Letter attached to above via email:

Under normal circumstances, the funds collected through Homeowner Association Fees are sufficient to cover emergency repairs as they come up. However, in the last few months, the following unexpected expenses have been necessary.

Pool leak repair \$4,500.00

Extra water/sewer expense from pool leak
and plumbing leaks \$9,000.00

Pool algacide \$626.00

Plumbing repairs and repaving \$8,775.00

Clubhouse HVAC \$6,363.00

Drainage issues at unit 1065 \$4,752.00

Drainage issues at units 251-259 ... \$11,137.00

Drainage issues at unit 141 \$2,150.00

Out-of-cycle emergency roof repair at unit 259\$5,617.00

Total \$52,920.00

These repairs are being done and paid for out of funds normally set aside for other projects. Hopefully, there will be no more unexpected expenses in the near future but homeowners need to understand that emergencies do come up and must be dealt with.

August 2014 Meeting

Heritage Village Condominium Association
Board of Directors Meeting
Tuesday, August 5th, 2014

Board Members Present: Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Linda Stone, Secretary – 868-4661; Norma Yarbrough, Treasurer – 868-9276; Janet Johnson, Member-at-large – 865-6714.

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

The meeting was called to order at 6:30 p.m.

Darryl Brady made a motion to approve the minutes of the July 2014 meeting. Janet Johnson seconded the motion. The motion was approved.

OLD BUSINESS:

Last month, Kevin Bass, Metro-Nashville Police Officer and homeowner was hired to assist with security at the pool. However, Metro Police did not approve his working for the HOA. Janet Johnson made a motion to rescind last month's motion. Darryl Brady seconded. The motion passed. Kevin Bass will remain on the pool committee.

Dana Tiblier gave updates on financial balances, maintenance on site, and financial balances.

NEW BUSINESS:

Darryl Brady made a motion to remove the holly trees at each entrance to the Village. Janet Johnson seconded. The motion passed. The work will be scheduled for the fall of this year.

A number of homeowner concerns were discussed.

The meeting adjourned at 8:30 p.m. The next meeting of the board will be on Tuesday, September 3rd, 2014. This will be an executive meeting.

July 2014 Meeting

Heritage Village Condominium Association

Board of Directors Meeting

Tuesday, July 1st, 2014

Board Members Present: Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Linda Stone, Secretary – 868-4661; Norma Yarbrough, Treasurer – 868-9276; Janet Johnson, Member-at-large – 865-6714.

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

The meeting was called to order at 6:30 p.m.

Darryl Brady made a motion to approve the minutes of the June 2014 meeting. Janet Johnson seconded the motion. The motion was approved.

Kevin Bass, Metro-Nashville Police Officer and homeowner was invited by the board to discuss security at the swimming pool. Darryl Brady made a motion to hire Officer Bass to periodically check the pool to help enforce our rules. Janet Johnson seconded. The motion passed.

OLD BUSINESS:

Dana Tiblier gave updates on financial balances, maintenance on site, and insurance claims, payments, and balances.

The board reviewed the delinquent accounts and discussed ways to compel homeowners to comply with their financial obligations. Several properties are undergoing foreclosure by their mortgage providers.

NEW BUSINESS:

Homeowners who have not responded to the fireplace and dryer vent mandate will be assessed fines beginning in the month of August. There will be a recurring \$50 fine each month until the homeowner complies with the mandate.

A number of homeowner concerns were discussed.

The meeting adjourned at 8:30 p.m. The next meeting of the board will be on Tuesday, August 5th, 2014. This meeting will be for all homeowners.

June 2014 Meeting

Heritage Village Condominium Association

Board of Directors Meeting

Tuesday, June 3rd, 2014

Board Members Present: Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Linda Stone, Secretary – 868-4661; Janet Johnson, Member-at-large – 865-6714; Norma Yarbrough, Member-at-large – 868-9276.

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

The meeting was called to order at 6:30 p.m.

Sgt. James Viverette, Metro-Nashville Police, spoke to the board about crime in the area. He advised homeowners to take pictures and note serial numbers of valuables and in your home. If you take digital pictures, you can email them to yourself to preserve the record. He also reported that the Mission Apartments are under new management and have instituted a curfew on juvenile residents.

OLD BUSINESS:

Janet Johnson made a motion to approve the minutes of the May 2014 meeting. Norma Yarbrough seconded the motion. The motion was approved.

Dana Tiblier gave updates on financial balances, maintenance on site, and insurance claims, payments, and balances.

Over the summer we will be surveying to see what trees need trimming or removal. We will get estimates for the project and propose to have all necessary work done at one time during the fall when there is less damage to the health of the trees.

NEW BUSINESS:

Norma Yarbrough was named Treasurer of the Board of Directors.

The Board spent a great deal of time discussing security problems at the pool.

The meeting adjourned at 8:55 p.m. The next meeting of the board will be on Tuesday, July 1st, 2014. This will be an executive meeting.

May 2014 Annual Meeting

Heritage Village Condominium Association

Board of Directors Meeting

Tuesday, May 6th, 2014

Board Members Present: Francis Santini, President – 860-2040; Linda Stone, Secretary – 868-4661; Janet Johnson, Member-at-large – 865-6714.

Not Present: Darryl Brady, Vice President – 364-3499

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

Nashville-Metro Police Officer Blazedell addressed the homeowners before the meeting was called to order. He emphasized the importance of calling the police when we see anything out of place in the Village. 862-8600 is the non-emergency number. Getting to know your neighbors is the first and best step in protecting our neighborhood.

This was the Annual Meeting of Homeowners. Our President, Frances Santini, called this meeting to order at 7:21 p.m. Based on sign-in of attendees, no quorum was present. The meeting was adjourned at 7:25 p.m.

A business meeting of the Homeowners and Board of Directors was called to order at 7:25 p.m.

A homeowner made a motion to dispense with the reading of the minutes of last year's meeting. The motion was seconded. The motion was approved.

Norma Yarbrough was introduced as the nominee to serve on the board. She read her resume. Since no further nominations were forthcoming, Norma Yarbrough was voted to a three year term on the board by acclamation.

Frances Santini addressed the meeting on the state of the Village, thanking the board and homeowners for the past year's successes. Ms. Santini announced that black ribbons will no longer be put out to announce deaths in the Village for security reasons.

Dana Tiblier updated homeowners on financial balances, projects that are underway, and planned improvements.

Janet Spencer gave a short presentation about homeowner security. She passed out information and a criminal description sheet to

aid victims in providing clear descriptions to law enforcement.

Frances Santini answered several homeowner questions regarding finances, current reserves, drainage, and other concerns. The meeting was adjourned at 8:30 p.m.

Per the by-laws of the Heritage Village Homeowner's Association, the Board of Directors met immediately following the adjournment of the Homeowners.

The board decided to retain Frances Santini as President, Darryl Brady as Vice President, Linda Stone as Secretary, and to make both Norma Yarbrough and Janet Johnson Members-at-large. Linda Stone made the motion to make the appointments as stated. Janet Johnson seconded. The motion passed.

The meeting adjourned at 9:00 p.m. The next meeting of the board will be on Tuesday, June 3, 2014. This will be an executive meeting.

April 2014 Meeting

Heritage Village Condominium Association
Board of Directors Meeting
Tuesday, April 1st, 2014

Board Members Present: Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Linda Stone, Secretary – 868-4661; Janet Johnson, Member-at-large – 865-6714.

Not Present: Martha Boyce, Member-at-large – 865-1212.

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

OLD BUSINESS:

Darryl Brady made a motion to approve the minutes of the March 2014 meeting. Linda Stone seconded the motion. The motion was approved.

Janet Spencer presented some information she has researched concerning Neighborhood Watch Programs and the liabilities that can ensue.

Dana Tiblier gave updates on financial balances, maintenance on site, and insurance claims, payments, and balances.

NEW BUSINESS:

The board appoints Sharon Haymer and B. J. Winfree to serve as the nominating committee for the election of a board member at the Annual Meeting next month.

Darryl Brady made a motion to accept the bid of Mack Enterprises to replace the roofs on units 1001, 1042, and 1043. Janet Johnson seconded the motion. The motion passed.

The meeting adjourned at 8:25 p.m. The next meeting of the board will be on Tuesday, May 6th, 2014. This will be the annual homeowners meeting.

A Special Meeting was called to order at 8:25 p.m. with the same board members present. The meeting was to relieve Martha Boyce from her position on the board. Ms. Boyce has provided Heritage Village with excellent service, but has become medically unable to continue to serve. The motion was made by Frances Santini. Darryl Brady seconded. The motion passed.

The meeting was adjourned at 8:40 p.m.

March 2014 Meeting

Heritage Village Condominium Association
Board of Directors Meeting
Wednesday, March 12th, 2014

Board Members Present: Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Linda Stone, Secretary – 868-4661; Martha Boyce, Member-at-large – 865-1212.

Not Present: Garry Nash, Treasurer – 587-0234.

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

This meeting was rescheduled from March 4th due to weather and other factors.

OLD BUSINESS:

Martha Boyce made a motion to approve the minutes of the February 2014 meeting. Darryl Brady seconded the motion. The motion was approved.

Dana Tiblier gave updates on financial balances, maintenance on site, and insurance claims, payments, and balances.

NEW BUSINESS:

The board received a request from Garry Nash seeking to resign from his position. Darryl Brady made a motion to accept the resignation of Garry Nash and to approve the appointment of Janet Johnson to serve out Mr. Nash's term on the board. Martha Boyce seconded the motion. The motion passed. The board would like to thank Garry Nash for his excellent years of service.

Darryl Brady made a motion to schedule annual audits of all board finances. Martha Boyce seconded the motion. The motion passed.

Martha Boyce made a motion to change the signatories on Village banking accounts from Dana Tiblier, Garry Nash and Frances Santini to Dana Tiblier, Darryl Brady, Martha Boyce, Linda Stone, and Frances Santini. Darryl Brady seconded the motion. The motion passed.

Darryl Brady made a motion to accept the bid of Mack Enterprises to replace the roofs of units 1016, 1017, 1018, 1045 and 1046, and repair/replace attic space fire walls between units 1045-1048. Martha Boyce seconded the motion. The motion passed.

Martha Boyce made a motion to accept the bid of Mack Enterprises to perform maintenance on the drainage ponds at the north and south ends of the property. Darryl Brady seconded the motion. The motion passed.

The meeting adjourned at 8:00 p.m. The next meeting of the board will be on Tuesday, April 1st, 2014. This will be an executive meeting.

February 2014 Meeting

Heritage Village Condominium Association

Board of Directors Meeting

Tuesday, February 4th, 2014

Board Members Present: Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Garry Nash, Treasurer – 587-0234; Linda Stone, Secretary – 868-4661; Martha Boyce, Member-at-large – 865-1212.

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

The meeting was open to homeowners. About eight homeowners attended. The meeting was called to order at 6:25 p.m.

The accountant who conducted a forensic audit on the Village, Mr. Dale Eckler, gave a report on the results of his work.

OLD BUSINESS:

Martha Boyce made a motion to approve the minutes of the January 2014 meeting. Darryl Brady seconded the motion. The motion was approved.

Dana Tiblier gave updates on financial balances, and maintenance on site.

Martha Boyce made a motion to reallocate \$1,325.39 from the Street Reserve to the Pool Reserve and \$42,978.65 from the Street Reserve to the Roof Reserve to remove negative balances. Darryl Brady seconded the motion. The motion passed.

NEW BUSINESS:

Dana Tiblier discussed the details of the insurance claims on the 22 units that suffered water damage from burst pipes due to freezing temperatures.

The floor was opened to homeowner issues. Cars parked on streets and in the Clubhouse parking area were discussed. Also the problem of the Clubhouse trash receptacles was brought up.

The meeting adjourned at 8:40 p.m. The next meeting of the board will be on Tuesday, March 4th, 2014. This will be an executive meeting.

January 2014 Meeting

Heritage Village Condominium Association

Board of Directors Meeting

Tuesday, January 7th, 2014

Board Members Present: Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Garry Nash, Treasurer – 587-0234; Linda Stone, Secretary – 868-4661; Martha Boyce, Member-at-large – 865-1212.

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

The meeting was called to order at 6:25 p.m.

OLD BUSINESS:

Martha Boyce made a motion to approve the minutes of the December 2013 meeting. Gary Nash seconded the motion. The motion was approved.

Dana Tiblier gave updates on financial balances, delinquent accounts, and maintenance on site.

NEW BUSINESS:

Garry Nash made a motion to comply with the request by Gray's Disposal to pay an additional \$100 per month. The private company that accepts the trash has increased the dumping fees on Gray's. Darryl Brady seconded the motion. The motion passed.

Darryl Brady made a motion to approve the contract of Head Brothers Landscaping for an additional two years with no cost increase. Garry Nash seconded. The motion passed.

The meeting adjourned at 7:45 p.m. The next meeting of the board will be on Tuesday, February 4th, 2014. This meeting will be open to homeowners.

December 2013 Meeting

Heritage Village Condominium Association

Board of Directors Meeting

Tuesday, December 3rd, 2013

Board Members Present:

Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Garry Nash, Treasurer – 587-0234; Linda Stone, Secretary – 868-4661; Martha Boyce, Member-at-large – 865-1212.

Also Present:

Dana Tiblier of Tiblier Management – 353-2198, Fax: 353-5539.

Officer James Vivrette met with the board and cautioned the Village on the heightened risk of burglary during the holidays. There have been two home robberies in the Village in the past months. Officer Vivrette wants to remind people to CALL THE POLICE when they see anything out of order. The more you know your neighbors and they know you, the safer we all are.

The meeting was called to order at 6:35 p.m.

OLD BUSINESS:

Garry Nash made a motion to approve the minutes of the November meeting. Martha Boyce seconded the motion. The motion was approved.

Dana Tiblier gave updates on financial balances, delinquent accounts, and maintenance on site. Ms. Tiblier also gave a review of the insurance claim on the homes damaged in the October fire.

NEW BUSINESS:

Martha Boyce made a motion to accept the bid of Eckler Consulting, LLC, CPA, to perform an audit of the financial status of Heritage Village. Darryl Brady seconded the motion. The motion passed. The audit will take place in the month of January and will be reported to homeowners at the February homeowners meeting.

Garry Nash made a motion to accept the bid of Mack Enterprises to replace the roof of unit 250. Darryl Brady seconded. The motion passed.

Darryl Brady made a motion to replace the chimney cap at unit 403. Garry Nash seconded. The motion passed.

The meeting adjourned at 8:15 p.m. The next meeting of the board will be on Tuesday, January 7th, 2014. This will be an executive meeting.

November 2013 Meeting

Heritage Village Condominium Association
Board of Directors Meeting
Tuesday, November 5th, 2013

Board Members Present: Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Garry Nash, Treasurer – 587-0234; Linda Stone, Secretary – 868-4661; Martha Boyce, Member-at-large – 865-1212.

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

The meeting was called to order at 6:35 p.m.

OLD BUSINESS:

Martha Boyce made a motion to approve the minutes of the October meeting. Gary Nash seconded the motion. The motion was approved.

Dana Tiblier gave updates on financial balances, delinquent accounts, and maintenance on site. Ms. Tiblier also gave a review of the insurance claim and the insurance company's response.

Frances Santini gave a general description of how the finances of the Village are handled.

Homeowner questions were answered by Frances Santini and Dana Tiblier. Many questions were pertaining to the assessment, the operating funds, insurance, and the budget.

NEW BUSINESS:

No new business was discussed at this meeting.

The meeting adjourned at 8:25 p.m. The next meeting of the board will be on Tuesday, December 3rd, 2013. This meeting will be an executive meeting.

October 2013 Meeting

Heritage Village Condominium Association
Board of Directors Meeting
Tuesday, October 1st, 2013

Board Members Present: Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Garry Nash, Treasurer – 587-0234; Linda Stone, Secretary – 868-4661; Martha Boyce, Member-at-large – 865-1212.

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

The meeting was called to order at 6:40 p.m.

OLD BUSINESS:

Martha Boyce made a motion to approve the minutes of the September meeting. Gary Nash seconded the motion. The motion was approved.

Gary Nash made the motion to accept the revised settlement from the insurance company. Darryl Brady seconded. The motion passed.

Dana Tiblier gave updates on financial balances, delinquent accounts, and maintenance on site.

NEW BUSINESS:

Larry Kirby of Kirby Pools came to the meeting to report on the problems found by the inspector that need to be addressed before the pool can open in the Spring of 2014. Electrical problems are causing lights to malfunction. In several areas, coping needs to be replaced. The bathroom and pool shed need some maintenance. All repairs are estimated to cost \$5,800.

Gary Nash made a motion to draw up a contract to have Kirby Pools perform the above stated repairs to the pool. Darryl Brady seconded the motion. The motion was approved.

Criterion Engineering inspected and recommended extra piers to repair the sinking problem of the rear of unit 200. Gary Nash made a motion to accept the bid of USS, Inc., to make the repairs. Darryl Brady seconded. The motion passed.

The board reviewed the draft budget for calendar year 2014. The board requested some changes and will review the revisions in November 2013.

Gary Nash made a motion to assess homeowners \$500 per unit to cover storm damages which were not covered by insurance. The assessment may be paid in one \$500 payment by November 15, 2013 or may be paid in installments as follows: \$175 due by November 15 2013, \$175 due by December 15, 2013, \$150 due by January 15, 2014 The final payment will be due January 15, 2014. Darryl Brady seconded. The motion passed. Many insurance carriers of homeowner's policies have assessment coverage of up to \$1,000 with no deductible. In the event you have this coverage, your insurance carrier should pay this assessment without any out of pocket expense to you.

The meeting adjourned at 8 p.m. The next meeting of the board will be on Tuesday, November 5th, 2013. This meeting will be open to all homeowners.

September 2013 Meeting

Heritage Village Condominium Association

Board of Directors Meeting

Thursday, September 5th, 2013

Board Members Present: Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Garry Nash, Treasurer – 587-0234; Linda Stone, Secretary – 868-4661; Martha Boyce, Member-at-large – 865-1212.

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

The meeting was called to order at 6:25 p.m. The meeting was open to all homeowners.

OLD BUSINESS:

Martha Boyce made a motion to approve the minutes of the August meeting. Gary Nash seconded the motion. The motion was approved.

Three members of the Recreation Committee were in attendance. A member requested the committee be disbanded. The committee is hereby ended. Thanks to all who served.

The pool will stay open until Sunday, September 15th this year.

Dana Tiblier gave updates on financial balances, delinquent accounts, and maintenance on site. The insurance company is still considering an appeal to their offer for a settlement. The property manager will notify the board as soon as a settlement is proffered.

NEW BUSINESS:

Gary Nash made a motion to hire Criterion Engineering to survey and make recommendations concerning the foundation of unit 200. Martha Boyce seconded the motion. The motion was approved.

The meeting adjourned at 7:55 p.m. The next meeting of the board will be on Tuesday, October 1st, 2013. This will be an executive meeting.

August 2013 Meeting

Heritage Village Condominium Association

Board of Directors Meeting

Tuesday, August 6th, 2013

Board Members Present: Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Garry Nash, Treasurer – 587-0234; Linda Stone, Secretary – 868-4661; Martha Boyce, Member-at-large – 865-1212.

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

The meeting was called to order at 6:35 p.m.

OLD BUSINESS:

Gary Nash made a motion to approve the minutes of the July meeting. Martha Boyce seconded the motion. The motion was approved.

The Recreation Committee did not send a representative or file a report.

Dana Tiblier gave updates on financial balances, delinquent accounts, and maintenance on site. The board has received enough votes to foreclose on one unit severely in arrears. The foreclosure will proceed.

NEW BUSINESS:

The pool will close the Tuesday after Labor Day. (Tuesday September 3rd).

Gary Nash made a motion to accept the bid of Mack Enterprises to replace the carport roof on unit 1031. Darryl Brady seconded the motion. The motion was approved.

Gary Nash made a motion to accept the bid of Mack Enterprises to replace the roof on units 1026 and 1027. Darryl Brady seconded the motion. The motion was approved.

Gary Nash made a motion to accept the bid of Mack Enterprises to replace the roof on unit 150. Darryl Brady seconded the motion. The motion was approved.

The meeting adjourned at 8:20 p.m. The next meeting of the board will be on Thursday, September 5th, 2013. This meeting will be open to all homeowners. (Regular meetings are on the first Tuesday of the month. The September meeting will be on a Thursday for this time only due to scheduling conflicts.)

July 2013 Meeting

Heritage Village Condominium Association
Board of Directors Meeting
Tuesday, July 2nd, 2013

Board Members Present:

Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Garry Nash, Treasurer – 587-0234; Linda Stone, Secretary – 868-4661; Martha Boyce, Member-at-large – 865-1212.

Also Present:

Dana Tiblier of Tiblier Management – 353-2198, Fax: 353-5539

The meeting was called to order at 6:35 p.m.

OLD BUSINESS:

Martha Boyce made a motion to approve the minutes of the June meeting. Gary Nash seconded the motion. The motion was approved.

The Recreation Committee did not send a representative or file a report.

Dana Tiblier gave updates on financial balances, delinquent accounts, and maintenance on site.

NEW BUSINESS:

A counter proposal has been submitted to the insurance company for repairing storm damage. The insurance company has 60 days to respond.

The meeting adjourned at 8:10 p.m. The next meeting of the board will be on August 6, 2013. This will be an executive meeting.

June 2013 Meeting

Heritage Village Condominium Association
Board of Directors Meeting
Tuesday, June 4th, 2013

Board Members Present: Francis Santini, President – 860-2040; ; Garry Nash, Treasurer – 587-0234; Linda Stone, Secretary – 868-4661; Martha Boyce, Member-at-large – 865-1212.

Also Present: Dana Tiblier of Tiblier Management – 353-2198, Fax: 353-5539

Not Present: Darryl Brady, Vice President – 364-3499

The meeting was called to order at 6:30 p.m.

OLD BUSINESS:

Martha Boyce made a motion to approve the minutes of the March meeting. Gary Nash seconded the motion. The motion was approved.

Dana Tiblier gave updates on financial balances, delinquent accounts, and maintenance on site.

NEW BUSINESS:

The board received a proposed settlement offered by the insurance company for repairing storm damage that occurred earlier this year. The board reviewed the offer and decided to have Dana Tiblier submit a counter proposal to the settlement. The meeting adjourned at 8:10 p.m. The next meeting of the board will be on July 2, 2013. This will be an executive meeting.

May 2013 Meeting (Annual Meeting)

Heritage Village Condominium Association
Board of Directors Meeting
Monday, May 07, 2013

Board Members Present: Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Garry Nash, Treasurer – 587-0234; Linda Stone, Secretary – 868-4661; Martha Boyce, Member-at-large – 865-1212.

Also Present: Dana Tiblier of Belle Management – 353-2198, Fax: 353-5539

This was the Annual Meeting of Homeowners. Our President, Frances Santini, called this meeting to order at 7:05 p.m. Based on sign-in of attendees, no quorum was present. A motion to adjourn was made and seconded from the floor. The motion passed. The meeting was adjourned.

A business meeting of the Homeowners and Board of Directors was called to order at 7:06 p.m.

Garry Nash made a motion to dispense with the reading of the minutes of last year's meeting. Martha Boyce seconded the motion. The motion was approved.

Frances Santini addressed the meeting on the state of the Village, thanking the board and homeowners for the past year's successes. Dana Tiblier updated homeowners on financial balances, projects that are underway, and planned improvements. She explained the delay in the pending insurance claim to repair storm damaged roofs. Frances Santini suggested and the board agreed that funds from the insurance claim will be deposited in a new separate account while completing the project.

Frances Santini asked if there were any nominations from the floor of persons to run for the board. There were no further nominations. Phil Weinert moved to accept by acclamation the nominees, Linda Stone and Darryl Brady, to be re-elected to the Board of Directors. Dee Forbes seconded the motion. The motion passed by unanimous voice vote.

This summer the pool will be reserved for aerobics and exercise from 9 a.m. to 10 a.m. Monday through Friday. The hours for all others are 10 a.m. to 9 p.m., M-F, and 9 a.m. to 9 p.m. on weekends.

Frances Santini answered several homeowner questions regarding pool rules, security, dogs, speeding, and other concerns.

The meeting was adjourned at 7:55 p.m.

Per the by-laws of the Heritage Village Homeowner's Association, the Board of Directors met immediately following the adjournment of the Homeowners.

Linda Stone made a motion that board members retain the same positions as follows: Francis Santini as President, Darryl Brady as Vice President, Garry Nash as Treasurer, Linda Stone as Secretary, and Martha Boyce as Member-at-large. Martha Boyce seconded the motion. The motion passed.

The meeting adjourned at 8:25 p.m. The next meeting of the board will be on June 4, 2013. This will be an executive meeting.

March - April 2013 Meeting

Heritage Village Condominium Association
Board of Directors Meeting
Monday, March 25, 2013

Board Members Present: Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Garry Nash, Treasurer – 587-0234; Linda Stone, Secretary – 868-4661; Martha Boyce, Member-at-large – 865-1212.

Also Present: Dana Tiblier of Dana Tiblier Management – 353-2198, fax: 353-5539.

Due to board member scheduling, this meeting was called to take the place of the April meeting.

The meeting was called to order at 6:30 p.m. Darryl Brady made a motion to approve the minutes of the February 2013 meeting. Martha Boyce seconded. The motion passed.

Dana Tiblier reviewed financial reports, delinquent accounts, and maintenance on site.

Old Business:

The Recreation Committee did not send a representative nor a report to this meeting.

New Business:

Garry Nash made a motion to remove the tree at Unit 157. Darryl Brady seconded. The motion passed.

Sharon Haymer and B. J. Winfree will serve as the nominating committee for the election of board members in May.

The meeting adjourned at 8 pm. The next meeting will be on Tuesday, May 7th, 2013, at 6:30 pm. This will be the Annual Meeting with the election of board members. Refreshments will be served.

February 2012 Meeting

Heritage Village Condominium Association
Board of Directors Meeting
Tuesday, February 5, 2013

Board Members Present: Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Garry Nash, Treasurer – 587-0234; Linda Stone, Secretary – 868-4661; Martha Boyce, Member-at-large – 865-1212.

Also Present: Dana Tiblier of Dana Tiblier Management – 353-2198, fax: 353-5539.

The meeting was called to order at 6:30 p.m. Martha Boyce made a motion to approve the minutes of the January 2013 meeting. Garry Nash seconded. The motion passed.

Dana Tiblier reviewed financial reports, delinquent accounts, and maintenance on site.

Old Business:

The Recreation Committee did not send a representative nor a report to this meeting.

The management company and attorney are working on re-instatement of FHA eligibility for the Village.

New Business:

Darryl Brady made a motion to accept the bid of Mack Enterprises to repair and reconfigure the fencing on the east side of the property to prevent trespassers from crawling underneath it. Martha Boyce seconded. The motion passed.

Garry Nash made a motion to accept the bid of Mack Enterprises to repair the roof and replace rotten wood on unit 1012 and 1014. Darryl Brady seconded. The motion passed.

Garry Nash made a motion to accept the bid of Mack Enterprises to replace and repair carport roofs on units 190-198. Darryl Brady seconded. The motion passed.

The meeting adjourned at 7:45 pm. Due to several board members' travel schedule in March, there will be no meeting. The next meeting will be on Tuesday, April 2nd, 2013, at 6:30 pm. This will be an executive meeting.

January 2013 Meeting

Heritage Village Condominium Association
Board of Directors Meeting
Thursday, January 3, 2013

Board Members Present: Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Garry Nash, Treasurer – 587-0234; Linda Stone, Secretary – 868-4661; Martha Boyce, Member-at-large – 865-1212.

Also Present: Dana Tiblier of Dana Tiblier Management – 353-2198, fax: 353-5539.

The meeting was called to order at 6:30 p.m.

Garry Nash made a motion to approve the minutes of the November 2012 meeting with the correction of the date of the stated next meeting to be January 2013 rather than 2012 and the addition of the following text:

“Garry Nash made a motion for Kirby Pools to repair a leak in the pool and repair the pool decking. Martha Boyce seconded. The motion passed.”

Darryl Brady seconded. The motion passed.

Dana Tibiler reviewed financial reports, delinquent accounts, and maintenance on site.

Old Business:

The Recreation Committee did not send a representative nor a report to this meeting.

New Business:

Garry Nash made a motion to accept the bid of Mack Enterprises to perform repairs on a roof, a chimney, and a carport roof on units 611, 509, and 411. Martha Boyce seconded. The motion passed.

Due to one member's work schedule, future board meetings will be held on Tuesday evenings. The meeting adjourned at 8:20 pm. The next meeting will be on Tuesday, February 5th, 2013, at 6:30 pm. This meeting will be open to homeowners.

November 2012 Meeting

Heritage Village Condominium Association
Board of Directors Meeting
Thursday, November 1, 2012

Board Members Present: Francis Santini, President – 860-2040; Garry Nash, Treasurer – 587-0234; Linda Stone, Secretary – 868-4661; Martha Boyce, Member-at-large – 865-1212.

Not Present: Darryl Brady, Vice President – 364-3499.

Also Present: Dana Tiblier of Dana Tiblier Management – 353-2198, fax: 353-5539.

The meeting was called to order at 6:30 p.m.

Martha Boyce made a motion to approve the minutes of the October 2012 meeting. Garry Nash seconded. The motion passed.

Dana Tibiler reviewed financial reports, delinquent accounts, and maintenance on site.

Old Business:

Janet Spencer and Denise King reported on the progress of the Recreation Committee. The committee recommends a survey of homeowners to gauge interest in construction of a playground or other recreation improvements. Jackie Harris and Norma Yarbrough were added to the recreation committee.

New Business:

Garry Nash made a motion to accept the bid of Mack Enterprises to perform repairs on roofs on units 1048, 1023, 1024, 1028, and 1029. Martha Boyce seconded. The motion passed.

Garry Nash made a motion to renew the contracts with Head Brothers for landscape maintenance and Kirby Pools for pool maintenance for two additional years. Martha Boyce seconded. The motion passed.

The meeting adjourned at 8:15 pm. The next meeting will be on Thursday, January 3rd, 2012, at 6:30 pm. This will be an executive meeting.

October 2012 Meeting

Heritage Village Condominium Association
Board of Directors Meeting
Thursday, October 4, 2012

Board Members Present: Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Garry Nash, Treasurer – 587-0234; Linda Stone, Secretary – 868-4661; Martha Boyce, Member-at-large – 865-1212.

Also Present: Dana Tiblier of Dana Tiblier Management – 353-2198, fax: 353-5539.

The meeting was called to order at 6:35 p.m.

Darryl Brady made a motion to approve the minutes of the September 2012 meeting. Martha Boyce seconded. The motion passed.

Dana Tibiler reviewed financial reports, delinquent accounts, and maintenance on site.

Old Business:

A Neighborhood Fall Festival will be held on October 27, 2012, from 11:30 - 1:30. Details will be posted on the mailboxes during the week before.

New Business:

Darryl Brady made a motion to accept the bid of Mack Enterprises to replace the roof at Unit 176. Garry Nash seconded. The motion

passed.

Darryl Brady made a motion to accept the bid of Mack Enterprises to replace the carport roofs at Units 1035 - 1037. Garry Nash seconded. The motion passed.

Darryl Brady made a motion to accept the proposed 2013 Operating Budget for Heritage Village. Garry Nash seconded. The motion passed. Maintenance fees will remain the same through 2013.

The meeting adjourned at 8:30 pm. The next meeting will be on Thursday, November 1st, 2012, at 6:30 pm. This meeting will be open to Homeowners.

September 2012 Meeting

Heritage Village Condominium Association
Board of Directors Meeting
Thursday, September 6, 2012

Board Members Present: Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Garry Nash, Treasurer – 587-0234; Linda Stone, Secretary – 868-4661; Martha Boyce, Member-at-large – 865-1212.

Also Present: Dana Tiblier of Dana Tiblier Management – 353-2198, fax: 353-5539.

The meeting was called to order at 6:35 p.m.

Representatives from the Playground Committee, Denise King and Janet Spencer, reported on the progress of their meeting. They presented an initial proposal on polling homeowners as to their willingness to support such a project and the added costs. Sharon Haymer was added to the committee. The management company will present questions to the attorney regarding the legalities of surveying homeowners.

Garry Nash made a motion to approve the minutes of the August 2012 meeting. Martha Boyce seconded. The motion passed.

Dana Tiblier reviewed financial reports, delinquent accounts, and maintenance on site.

Old Business:

Garry Nash made a motion to accept the bid of Mack Enterprises to replace the carport roof at Unit 260. Darryl Brady seconded. The motion passed.

Garry Nash made a motion to accept the bid of Mack Enterprises to replace the collapsed storm drain adjacent to Unit 209. Darryl Brady seconded. The motion passed.

New Business:

All fire hydrants were inspected by Metro Water Works. All were in good working order.

The meeting adjourned at 9:00 pm. The next meeting will be on Thursday, October 4th, 2012, at 6:30 pm. This will be an executive meeting.

August 2012 Meeting

Heritage Village Condominium Association
Board of Directors Meeting
Thursday, August 2nd, 2012

Board Members Present: Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Garry Nash, Treasurer – 587-0234; Linda Stone, Secretary – 868-4661; Martha Boyce, Member-at-large – 865-1212.

Also Present: Dana Tiblier of Dana Tiblier Management – 353-2198, fax: 353-5539.

The meeting was called to order at 6:30 p.m. This meeting was open to homeowners and approximately 16 units were represented.

Martha Boyce made a motion to approve the minutes of the July 2012 meeting. Gary Nash seconded. The motion passed.

Dana Tiblier reviewed financial reports, delinquent accounts, and maintenance on site.

Old Business:

Garry Nash made a motion to accept the bid of Mack Enterprises to replace the roofs of units 254 and 256. Darryl Brady seconded. The motion passed.

In order to comply with FHA eligibility, the HOA needed to increase insurance coverage. This will mean approximately \$1000 per year in additional premiums to comply with FHA. Gary Nash made a motion to increase the coverage. Martha Boyce seconded. The motion passed.

New Business:

Homeowners presented questions and suggestions. A committee will be appointed to research and give ideas to the Board for playground equipment, codes and prices. Committee members will be contacted by Dana Tiblier of the Management Company.

The meeting adjourned at 8:40 pm. The next meeting will be on Thursday, September 6th, 2012, at 6:30 pm. This will be an executive meeting.

July 2012 Meeting

Heritage Village Condominium Association
Board of Directors Meeting
Thursday, July 12th, 2012

Board Members Present: Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Garry Nash, Treasurer – 587-0234; Linda Stone, Secretary – 868-4661; Martha Boyce, Member-at-large – 865-1212.

Also Present: Dana Tiblier of Dana Tiblier Management – 353-2198, fax: 353-5539.
The meeting was called to order at 6:35 p.m.

Darryl Brady made a motion to approve the minutes of the June 2012 meeting. Martha Boyce seconded. The motion passed.

Dana Tiblier reviewed financial reports and delinquent accounts.

Old Business:

Gary Nash made a motion to give homeowners a thirty day period to complete dryer vent and chimney flu cleaning or face a fine of \$50 for every month they fail to complete the project. Darryl Brady seconded. The motion passed.

New Business:

Gary Nash made a motion to accept the bid of Mack Enterprises to repair the drainage ditch that runs behind unit 1064 and install an emergency exit ramp. Martha Boyce seconded. The motion passed.

Gary Nash made a motion to accept the bid of Mack Enterprises to re-roof the carports of units 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, and 188. Martha Boyce seconded. The motion passed.

Gary Nash made a motion to remove the swing set from the common area near the pool due to repeated breakage and the liability it presents by remaining on the property. Linda Stone seconded. The motion passed.

The meeting adjourned at 8:40 pm. The next meeting will be on August 2nd, 2012, at 6:30 pm. This meeting will be open to homeowners.

June 2012 Meeting

Heritage Village Condominium Association
Board of Directors Meeting
Thursday, June 7th, 2012

Board Members Present: Francis Santini, President – 860-2040; Garry Nash, Treasurer – 587-0234; Linda Stone, Secretary – 868-4661; Martha Boyce, Member-at-large – 865-1212.

Not Present: Darryl Brady, Vice President – 364-3499; Dana Tiblier of Dana Tiblier Management – 353-2198, fax: 353-5539.
The meeting was called to order at 6:30 p.m.

Officer Shannon Lashley of Hayes Security discussed some options available from her firm. The board was specifically interested in having security checks done at the swimming pool at random times.

Gary Nash made a motion to approve the minutes of the April 2012 meeting. Martha Boyce seconded. The motion passed.

Financial reports prepared and faxed to us by Dana Tiblier were reviewed.

Old Business:

Gary Nash made a motion to go forward with the foreclosures voted on by a majority of homeowners. Martha Boyce seconded. The motion passed.

New Business:

Gary Nash made a motion to increase the contract with Hayes Security to include weekends and swimming pool checks. Martha Boyce seconded the motion. The motion passed.

Gary Nash made a motion to accept the bid of Legacy Metals to repair chimney caps of units 182, 186, 403, 402, 409, 411, 601, 603, 611, and one other. Martha Boyce seconded. The motion passed.

The association would like to pass condolences to the families of Joseph Simmons and Bill Banks.

The following unit owners have been appointed to the Pool Committee: Janet Spencer, B. J. Winfree, and Donna Ramsey.

The meeting adjourned at 8:15. The next meeting will be on July 5th, 2012 at 6:30 pm. This will be an executive meeting.

May 2012 Meeting

Heritage Village Condominium Association

Board of Directors Meeting

Tuesday, May 1st, 2012

Board Members Present:

Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Linda Stone, Secretary – 868-4661; Martha Boyce, Member-at-large – 865-1212.

Also Present:

Dana Tiblier of Belle Management – 353-2198, Fax: 353-5539.

Not Present:

Garry Nash, Treasurer – 587-0234.

Before the meeting was called to order, Sergeant James Vivrette, of the new Metro-Nashville Police Madison Precinct, updated us on crime statistics and the progress that is being made with the opening of the new location. Officer Vivrette answered questions from homeowners.

This was the Annual Meeting of Homeowners. Our President, Frances Santini, called this meeting to order at 7:10 p.m. Based on sign-in of attendees, no quorum was present. A motion to adjourn was made and seconded from the floor. The motion passed. The meeting was adjourned.

A business meeting of the Homeowners and Board of Directors was called to order at 7:15 p.m.

Phil Weinert made a motion to dispense with the reading of the minutes of last year's meeting. Rick Sims seconded the motion. The motion was approved.

Dana Tiblier updated homeowners on financial balances, projects that are underway, and planned improvements. Dana also answered questions on reserves, expenses, and budgeting.

Dana Tiblier asked if there were any nominations from the floor of persons to run for the board. There were no further nominations. Mr. Ryman moved to accept by acclamation the nominees, Martha Boyce and Frances Santini, to be re-elected to the Board of Directors. Phil Weinert seconded the motion. The motion passed by unanimous voice vote.

Frances Santini answered several homeowner questions regarding pool rules, speed limits, playground usage, and other concerns.

The meeting was adjourned at 8:40 p.m.

Per the by-laws of the Heritage Village Homeowner's Association, the Board of Directors met immediately following the adjournment of the Homeowners.

Linda Stone made a motion that board members retain the same positions as follows: Francis Santini as President, Darryl Brady as Vice President, Garry Nash as Treasurer, Linda Stone as Secretary, and Martha Boyce as Member-at-large. Martha Boyce seconded the motion. The motion passed.

The meeting adjourned at 8:55 p.m. The next meeting of the board will be on June 7, 2012. This will be an executive meeting.

April 2012 Meeting

Heritage Village Condominium Association
Board of Directors Meeting
Thursday, April 12th, 2012

Board Members Present:

Francis Santini, President, 860-2040; Darryl Brady, Vice President, 364-3499; Garry Nash, Treasurer, 587-0234; Linda Stone, Secretary, 868-4661; Martha Boyce, Member-at-large, 865-1212.

Also Present:

Dana Tiblier of Dana Tiblier Management Services, 353-2198, fax: 353-5539.

The meeting was called to order at 6:50 p.m.

OLD BUSINESS:

Darryl Brady made a motion to approve the March 2012 minutes. Garry Nash seconded. The motion passed.

Dana Tiblier gave an update on the financial balances. Delinquent accounts were discussed at length.

Pool Passes will be mailed to homeowners along with the paperwork for the Annual Meeting. Homeowners who do not have their fees paid in full will not receive a Pool Pass.

NEW BUSINESS:

Garry Nash made a motion to accept the bid of Mack Enterprises to tear out and re-pour sidewalks and/or steps at units 405, 406, 407, 1066, 1067, 1068, 1069. Darryl Brady seconded. The motion passed.

Garry Nash made a motion to accept the bid of Mack Enterprises to replace the carport posts at unit 500. Darryl Brady seconded. The motion passed.

Martha Boyce made a motion to accept the bid of Mack Enterprises to replace the carport roofs at units 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 613, 615, 617, 1015, 1016, 1017, 1018, and 1053. Darryl Brady seconded. The motion passed.

Garry Nash made a motion to accept the bid of Kurgan Gutters to replace the gutters on the building of units 1010 - 1014. Martha Boyce seconded. The motion passed.

The Board would like to express its' condolences to the family Ms. Parker.

Meeting adjourned at 8:45 p.m. The next meeting will be on May 1st, 2012 with sign-in beginning at 6:30 pm. This will be the Annual Meeting including the election of Board Members.

March 2012 Meeting

Heritage Village Condominium Association
Board of Directors Meeting
Thursday, March 1st, 2012

Board Members Present:

Francis Santini, President 860-2040; Darryl Brady, Vice President, 364-3499; Garry Nash, Treasurer, 587-0234; Linda Stone, Secretary, 868-4661; Martha Boyce, Member-at-large, 865-1212.

Also Present:

Dana Tiblier of Dana Tiblier Management Services, 353-2198, fax: 353-5539.

The meeting was called to order at 6:30 p.m.

OLD BUSINESS:

Darryl Brady made a motion to approve the February 2012 minutes. Garry Nash seconded. The motion passed.

Dana Tiblier gave an update on the financial balances and delinquent accounts.

NEW BUSINESS:

Garry Nash made a motion to accept the bid of Mack Enterprises to repair and stabilize the carport of unit 411. Martha Boyce seconded the motion. The motion passed.

Garry Nash made a motion to accept the bid of Kurgan's Gutter and Siding, LLC, to replace and repair gutters on units 1001-1004, 1015-1018, 1064-1069, 500-510. Darryl Brady seconded. The motion passed.

Meeting adjourned at 7:50 p.m. The next meeting will be on April 5th, 2012. This will be an executive meeting.

February 2012 Meeting

Heritage Village Condominium Association
Board of Directors Meeting
Thursday, February 2nd, 2012

Board Members Present:

Francis Santini, President 860-2040; Darryl Brady, Vice President, 364-3499; Garry Nash, Treasurer, 587-0234; Linda Stone, Secretary, 868-4661; Martha Boyce, Member-at-large, 865-1212.

Also Present:

Dana Tiblier of Dana Tiblier Management Services, 353-2198, fax: 353-5539.

The meeting was called to order at 6:35 p.m. This meeting was open to homeowners and several new homeowners attended, introduced themselves and were welcomed by Frances Santini.

OLD BUSINESS:

Martha Boyce made a motion to approve the January 2012 minutes. Darryl Brady seconded. The motion passed.

Dana Tiblier gave an update on the financial balances. Frances Santini told homeowners about reserve funds and delinquent accounts.

The annual termite inspection has been preformed. No evidence of termites was found, however we were made aware through this inspection of some potential water damage on several entry doors. The repairs have already been made to these units.

NEW BUSINESS:

Garry Nash made a motion to accept the bid of Mack Enterprises to replace carport roofs of units 1005 - 1008, 1019 - 1023, 1025 and 1040. Darryl Brady seconded the motion. The motion passed.

Darryl Brady made a motion to accept the bid of Mack Enterprises to replace carport supporting posts on units 140, 148, 164, 172, 176, 235, 252, 261, 406, 410, 411, 503, 510, 511, and 601. Martha Boyce seconded the motion. The motion passed.

Darryl Brady made a motion to amend the rules to exclude residents of Heritage Village from keeping chickens. Garry Nash seconded. The motion passed. The rule is posted on the right side of this sheet.

Meeting adjourned at 7:30 p.m. The next meeting will be on March 1st, 2012. This meeting will be an executive meeting.

January 2012 Meeting

Heritage Village Condominium Association
Board of Directors Meeting
Thursday, January 5th, 2012

Board Members Present:

Francis Santini, President 860-2040; Darryl Brady, Vice President, 364-3499; Garry Nash, Treasurer, 587-0234; Linda Stone, Secretary, 868-4661; Martha Boyce, Member-at-large, 865-1212.

Also Present:

Dana Tiblier of Dana Tiblier Management Services, 353-2198, fax: 353-5539. (Note New Numbers!)

The meeting was called to order at 6:35 p.m.

OLD BUSINESS:

Martha Boyce made a motion to approve the November 2011 minutes. Darryl Brady seconded. The motion passed.

Dana Tiblier gave an update on finances and delinquent accounts.

The board discussed the progress of homeowners compliance with dryer flu and chimney cleaning.

The board wishes to thank homeowners who did replace, repair, and stain fences. A few homeowners have yet to comply. Staining will protect wood and make fences last longer.

NEW BUSINESS:

Daryl Brady made a motion to purchase and distribute pool passes to identify homeowners who are eligible to use the pool. Homeowners with delinquent accounts will not be eligible to use the pool and will not receive a pass. Gary Nash seconded the motion. The motion passed. Passes will be distributed to homeowners later this spring.

Bids are being sought for re-roofing carports.

Meeting adjourned at 8:00 p.m. The next meeting will be on February 2nd, 2012. This meeting will be open to homeowners.

November 2011 Meeting

*Heritage Village Condominium Association
Board of Directors Meeting
Thursday, November 3rd, 2011*

Board Members Present:

Francis Santini, President 860-2040; Darryl Brady, Vice President, 364-3499; Garry Nash, Treasurer, 587-0234; Linda Stone, Secretary, 868-4661; Martha Boyce, Member-at-large, 865-1212.

Also Present:

Dana Tiblier of Belle Management 646-0012, fax: 646-0074.

The meeting was called to order at 6:35 p.m.

OLD BUSINESS:

Darryl Brady made a motion to approve the October 2011 minutes. Martha Boyce seconded. The motion passed.

Dana Tiblier gave an update on finances and delinquent accounts.

Hayes Security Representatives Bill Brewer and Officer Lashley were present to discuss issues of car break-ins and thefts. Mr. Brewer asked to be advised of any police reports made by Village residents. If you file a police report, please let a board member know. Email correspondence is preferred.

Dana Tiblier presented a draft of the notification that will be sent to homeowners this month concerning dryer vent and chimney flu cleaning. The board discussed the details and wording and, with minor changes, approved the letter. Darryl Brady made a motion to append the rules and regulations of the Village. Garry Nash seconded. The motion passed.

NEW BUSINESS:

Meeting adjourned at 8:40. The next meeting will be on January 5th, 2012. This will be an executive meeting.

October 2011 Meeting

*Heritage Village Condominium Association
Board of Directors Meeting
Thursday, October 13th, 2011*

Board Members Present:

Francis Santini, President 860-2040; Darryl Brady, Vice President 364-3499; Garry Nash, Treasurer 587-0234; Martha Boyce, Member-at-large, 865-1212.

Not Present:

Linda Stone, Secretary 868-4661; Dana Tiblier of Belle Management 646-0012, fax: 646-0074.

The meeting was called to order at 6:25 p.m.

OLD BUSINESS:

Darryl Brady made a motion to approve the September 2011 minutes. Martha Boyce seconded. The motion passed.

The board reviewed the financial reports supplied by Belle Management.

Ten units recently had chimney caps replaced. Additional units will have these caps replaced next spring until all are complete.

NEW BUSINESS:

A new policy toward the cleaning of chimney flues and dryer vents will be sent to homeowners in November.

After viewing and discussing the proposed budget, Martha Boyce made a motion to approve the 2012 budget presented by Belle Management. Darryl Brady seconded. The motion was approved.

If your carport has storage space above it, you need to ensure the ceiling is painted and in good shape. Any units with stained, cracked, or peeling paint need to have this area painted. The Association will supply the paint. Call Frances Santini at 860-2040. Those failing to maintain this ceiling will be notified and fined.

Approximately eight units have sold in the last six months. Welcome to all new homeowners in Heritage Village!

Meeting adjourned at 8:35. The next meeting will be on November 3rd, 2011, at 6:30 pm. This meeting will be open to all homeowners.

September 2011 Meeting

*Heritage Village Condominium Association
Board of Directors Meeting
Thursday, September 1st, 2011*

Board Members Present:

Francis Santini, President 860-2040; Darryl Brady, Vice President 364-3499; Garry Nash, Treasurer 587-0234; Linda Stone, Secretary 868-4661; Martha Boyce, Member-at-large, 865-1212.

Also Present:

Dana Tiblier of Belle Management 646-0012, fax: 646-0074.

The meeting was called to order at 6:30 p.m.

OLD BUSINESS:

Martha Boyce made a motion to approve the August 2011 minutes. Darryl Brady seconded. The motion passed.

Dana Tiblier gave an update on finances and delinquent accounts.

The clubhouse now has a new kitchen in a new location. The kitchen is now located off the front hall. This project was paid for by clubhouse rentals and was not funded by homeowner fees.

Garry Nash made a motion to accept the bid of Electrical Solutions Plus to replace the electrical meters on units 1005-1009. Daryl Brady seconded. The motion passed.

NEW BUSINESS:

Martha Boyce made a motion to implement a policy requiring all homeowners who have wood-burning fireplaces to have the flu cleaned every other year. Cleaning of dryer vents will also be addressed. This policy will be sent to homeowners in November. Garry Nash seconded. The motion passed.

The board is considering new security measures for entrance to the swimming pool.

Meeting adjourned at 8:35. The next meeting will be on October 6th, 2011. This will be an executive meeting.

August 2011 Meeting

*Heritage Village Condominium Association
Board of Directors Meeting
Thursday, Aug. 4th, 2011*

Board Members Present:

Francis Santini, President 860-2040; Darryl Brady, Vice President 364-3499; Garry Nash, Treasurer 587-0234; Martha Boyce, Member-at-large 865-1212.

Not present:

Linda Stone, Secretary 868-4661.

Also Present:

Dana Tiblier of Belle Management 646-0012, fax: 646-0074.

The meeting was called to order at 6:30 p.m.

OLD BUSINESS:

Martha Boyce made a motion to approve the July 2011 minutes. Garry Nash seconded. The motion passed.

Dana Tiblier gave an update on finances and plans to put \$5,000.00 into CD by next month.

Many homeowners received letters reminding them to repair or replace damaged and deteriorating fences and to stain all fences either clear or with a redwood stain. The progress of this initiative was reported.

Roof replacements already approved will begin on August 15th.

NEW BUSINESS:

Garry Nash made a motion to seek bids to remove concrete blocks from the playground area. Daryl Brady seconded. The motion passed. The board further agreed to paint and repair playground equipment rather than remove it.

The board discussed the ongoing security in the Village and agreed to place more emphasis on pool security.

Discussion of concerns and comments from the homeowners were addressed.

Meeting adjourned at 8:40. The next meeting will be on September 1st, 2011. This will be an executive meeting.

July 2011 Meeting

*Heritage Village Condominium Association
Board of Directors Meeting
Thursday, July 7, 2011*

Board Members Present:

Francis Santini, President 860-2040; Darryl Brady, Vice President 364-3499; Garry Nash, Treasurer 587-0234; Linda Stone, Secretary 868-4661; Martha Boyce, Member-at-large 865-1212.

Also Present:

Dana Tiblier of Belle Management 646-0012, fax: 646-0074.

The meeting was called to order at 6:30 p.m.

OLD BUSINESS:

Martha Boyce made a motion to approve the June 2011 minutes. Garry Nash seconded. The motion passed.

Dana Tiblier reviewed financial reports, homeowner issues, and delinquent accounts. A water leak presented an unexpected expense of about \$4,000 in June.

NEW BUSINESS:

This month, 75 letters were sent to homeowners regarding a wide range of infractions. From weeds, to fences, from parking to paint, don't feel alone if you received a letter.

The board extends its condolences to the families of Ms. Thelma Allen and Ms. Kathryn Cobb.

The board approved small contracts for repairing gutters and masonry at several spots in the Village.

Homeowners issues and requests were addressed.

Meeting adjourned at 8:30. The next meeting will be on August 4th, 2011. This meeting will be open to homeowners.

June 2011 Meeting

*Heritage Village Condominium Association
Board of Directors Meeting
Thursday, June 2, 2011*

Board Members Present:

Francis Santini, President – 860-2040; Garry Nash, Treasurer – 587-0234; Linda Stone, Secretary – 868-4661; Martha Boyce, Member-at-large – 865-1212.

Not Present:

Darryl Brady, Vice President – 364-3499.

Also Present:

Dana Tiblier of Belle Management – 646-0012, fax: 646-0074.

The meeting was called to order at 6:35 p.m.

OLD BUSINESS:

Garry Nash made a motion to approve the May 2011 minutes. Martha Boyce seconded. The motion passed.

Dana Tiblier reviewed financial reports, homeowner issues, and delinquent accounts.

Garry Nash made a motion to accept the bid of Legacy Metals to replace 10 chimney caps at a cost of \$250 each. Martha Boyce seconded. The motion passed.

Garry Nash made a motion to accept the bid of Don Kennedy Roofing for units 1019-1024. Martha Boyce seconded. The motion passed.

NEW BUSINESS:

There was no new business.

Meeting adjourned at 8:30. The next meeting will be on July 7th, 2011. This will be an executive meeting.

May 2011 Meeting

*Heritage Village Condominium Association
Board of Directors Meeting
Tuesday, May 3, 2011*

Board Members Present:

Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Garry Nash, Treasurer – 587-0234; Linda Stone, Secretary – 868-4661; Martha Boyce, Member-at-large – 865-1212.

Also Present:

Dana Tiblier of Belle Management – 646-0012, fax: 646-0074.

This was the Annual Meeting of Homeowners. Our President, Frances Santini, called this meeting to order at 7:16 p.m. Based on sign-in of attendees, no quorum was present. A motion to adjourn was made and seconded from the floor. The motion passed. The meeting was adjourned.

A business meeting of the Homeowners and Board of Directors was called to order at 7:17 p.m.

Garry Nash made a motion to dispense with the reading of the minutes of last year's meeting. Darryl Brady seconded the motion. The motion was approved.

Frances Santini asked if there were any nominations from the floor of persons to run for the board. There were no further nominations. Annette Walker moved to accept by acclamation the nominee, Garry Nash, to be re-elected to the Board of Directors. This nominee was uncontested. Martha Boyce seconded the motion. The motion passed.

Frances Santini read a letter thanking the board members, volunteers, and Belle Management for their work during the last year.

Dana Tiblier gave a report on projects completed during the last year and upcoming projects. Francis Santini reported what she had been told by Kirby Pool Company that the pool should be opened by Memorial Day Weekend.

Sheryn Hayden discussed the upcoming Community Yard Sale on May 21st. Those who wish may call Frances Santini and reserve a table to be used adjacent to the clubhouse. A ten-dollar deposit will be returned if the table is brought back undamaged.

The floor was opened to homeowners for questions and concerns. Frances Santini and other board members addressed all questions.

The meeting was adjourned at 7:50 p.m.

Per the by-laws of the Heritage Village Homeowner's Association, the Board of Directors met immediately following the adjournment of the Homeowners.

Linda Stone made a motion that board members retain the same positions as follows:

Francis Santini as President, Darryl Brady as Vice President, Garry Nash as Treasurer, Linda Stone as Secretary, and Martha Boyce as Member-at-large. Darryl Brady seconded the motion. The motion passed.

The meeting adjourned at 9:15 p.m. The next meeting of the board will be on June 2, 2011. This will be an executive meeting.

April 2011 Meeting

*Heritage Village Condominium Association
Board of Directors Meeting
Thursday, April 7th, 2011*

Board Members Present:

Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Garry Nash, Treasurer – 587-0234; Linda Stone, Secretary – 868-4661; Martha Boyce, Member-at-large – 865-1212.

Also Present:

Dana Tiblier of Belle Management – 646-0012, fax: 646-0074.

Greg Diaz, of Tim Leeper Roofing, made a presentation of the services and products his company offers. The company requested this presentation before submitting bids.

The meeting was called to order at 7:00 p.m.

OLD BUSINESS:

Darryl Brady made a motion to approve the March 2011 minutes. Martha Boyce seconded. The motion passed.

Dana Tiblier reviewed financial reports, storm damage repairs, homeowner issues, and delinquent accounts.

NEW BUSINESS:

Annette Walker, B.J. Winfree, and Sharon Hammer will form the nominating committee for the election of a board member next month. Proxies will be mailed to homeowners 15 days prior to the annual meeting in May.

Darryl Brady made a motion to accept the bid to repair paving on the street in front of units in the 500's and repair the clubhouse parking lot. Martha Boyce seconded. The motion passed.

Garry Nash made a motion to accept the bid to Jimmy Moss to remove the mold on 14 units in the Village. Martha Boyce seconded. The motion passed.

The pool is on schedule to open by May 30. Homeowners who have delinquent accounts will not be permitted to use the pool or rent the clubhouse.

The meeting was adjourned at 9 pm. The next meeting will be the Annual Homeowner's Meeting at 6:30 pm on May 3, 2011. Refreshments will be served. This meeting will include the election of a board member.

March 2011 'Called' Security Meeting

*Heritage Village Condominium Association
Board of Directors Meeting
Tuesday, March 22nd, 2011*

Board Members Present:

Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Linda Stone, Secretary – 868-4661; Martha Boyce, Member-at-large – 865-1212.

The meeting was called to order at 6:00 p.m.

This was a special board meeting to discuss security in the Village. The Association wishes to prevent vandalism in Heritage Village.

The first presenters were Edward Zwicke and William Brewer of Hayes Security. Their firm provides either patrol service with periodic cruising through the area or stationary guards that could park and stay on patrol in marked cars. Hayes Security would like to set up a long-term plan that would check people coming and going along with periodic checking of the pool. Their fees will be \$14.85 per hour for fixed post; \$200 per month for three periodic checks, 7 days per week. This company requests that we supply rules and they will enforce them.

The second presenter was AmGuard Security Corporation's Thomas Smith. Mr. Smith explained the process of apprehension and arrest of any vandals or trespassers. This firm charges \$15 per hour and recommends 28 hours per week at \$420 per week. This company does not provide long-term patrol. This would be a temporary arrangement to apprehend the vandals and not a long-term process.

A third company, Imperial Security, submitted pamphlets and DVD information for consideration.

Martha Boyce made a motion to accept the proposal of Hayes Security to begin patrol service in Heritage Village. Darryl Brady seconded. The motion passed.

Meeting was adjourned at 7:35 pm.

March 2011 Meeting

**Heritage Village Condominium Association
Board of Directors Meeting
Thursday, March 3rd, 2011**

Board Members Present:

Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Linda Stone, Secretary – 868-4661; Martha Boyce, Member-at-large – 865-1212.

Not Present:

Garry Nash, Treasurer – 587-0234.

Also Present:

Dana Tiblier of Belle Management – 646-0012, fax: 646-0074.

The meeting was called to order at 6:35 p.m.

OLD BUSINESS:

Darryl Brady made a motion to approve the February 2011 minutes. Martha Boyce seconded. The motion passed.

Dana Tiblier reviewed financial reports, ongoing repairs, homeowner issues, and delinquent accounts.

NEW BUSINESS:

After an extensive survey of the entire Village, Darryl Brady presented a list of units that are in need of mold removal. Bids will be sought for this project.

Darryl Brady made a motion to accept the bid of \$1,250 by Jeff Garn to remove the large tree behind unit 153. Martha Boyce seconded. The motion passed.

Darryl Brady made a motion to accept the bid submitted by United Structural Systems, Inc., to make foundation repairs to unit 200. Martha Boyce seconded. The motion passed.

The meeting was adjourned at 8 pm. The next meeting will be April 7, 2011, at 6:30 pm. This will be an executive meeting.

February 2011 Meeting

Heritage Village Condominium Association
Board of Directors Meeting
Thursday, February 3rd, 2011

Board Members Present:

Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Garry Nash, Treasurer – 587-0234; Linda Stone, Secretary – 868-4661; Martha Boyce, Member-at-large – 865-1212.

Also Present:

Dana Tiblier of Belle Management – 646-0012, fax: 646-0074.

Metro-Nashville Police Department (MNP) Officer Ricky Williams was invited to this meeting to confer with the homeowners and Board regarding the vandalism that has been occurring in Heritage Village. He discussed the frequency and nature of the crime and gang activity that is prevalent in Madison and Northern Nashville. Sgt. Williams stressed the importance of residents keeping vigilant but not to confront vandals. He said no one should ever hesitate to call the police and no information is too trivial or annoying. Whenever you see something the slightest bit unusual, please call. 911 is for emergencies; 862-8600 for non-emergencies, and anonymous calls can be placed to 862-7873. If you suspect drug activity there is another number to place anonymous tips at 244-DOPE. We thank Sgt. Williams and the MNP for their participation.

The meeting was called to order after Sgt. Williams presentation at 7:15 p.m.

OLD BUSINESS:

Darryl Brady made a motion to approve the January 2011 minutes. Martha Boyce seconded. The motion passed.

Dana Tiblier reviewed financial reports, ongoing repairs, homeowner issues, and delinquent accounts.

NEW BUSINESS:

Due to availability and to protect continuity, the Board elected to purchase all 165 replacement outdoor light fixtures at one time. The new fixtures will be delivered on Friday, Feb. 4. Bob Santini and Darryl Brady will install the fixtures at no cost to the Village. Please be patient about the pace of installation as this is a volunteer project that will take many months. The old fixtures will be donated to Habitat for Humanity.

The board, on behalf of all homeowners, would like to extend our condolences to the family of Alice Raymer.

The meeting was adjourned at 7:55 pm. The next meeting will be March 3, 2011, at 6:30 pm. This will be an executive meeting.

January 2011 Meeting

Heritage Village Condominium Association
Board of Directors Meeting
Thursday, January 6th, 2011

Board Members Present:

Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Garry Nash, Treasurer – 587-0234; Linda Stone, Secretary – 868-4661; Martha Boyce, Member-at-large – 865-1212.

Also Present:

Dana Tiblier of Belle Management – 646-0012, fax: 646-0074.

The meeting was called to order at 6:30 p.m.

OLD BUSINESS:

Martha Boyce made a motion to approve the November 2010 minutes. Darryl Brady seconded. The motion passed.

Dana Tiblier reviewed financial reports and the list of homeowners who are behind in payments to Heritage Village Homeowners Association.

NEW BUSINESS:

The board spent much of this meeting discussing the on-going problem of vandalism in Heritage Village. Over 20 lamppost globes have been broken by children from neighboring property. Prevention of this problem will be the main topic of next month's meeting and homeowners are encouraged to attend and participate in the discussion.

Replacement of these globes is becoming increasingly expensive as they are out of date and fewer are available. Frances Santini presented a lower cost alternative fixture that would update the appearance of the Village as well as saving money.

Garry Nash made a motion to adopt the gradual change to the new 'carriage' style light fixtures and the initial purchase of forty (40) lights at a cost of \$1,298.33. Darryl Brady seconded the motion. The motion passed. New fixtures will be installed in the back (eastside) of the Village first and the older globes will be rotated to the areas that have been broken. Bob Santini will install the fixtures at no cost to the Village.

The board, on behalf of all homeowners, would like to extend our condolences to the families of Henry Abbott and Mary Pigg.

The meeting was adjourned at 8:05 pm. The next meeting will be February 3, 2011, at 6:30 pm. This meeting will be open to all homeowners.

November 2010 Meeting

*Heritage Village Condominium Association
Board of Directors Meeting
Tuesday, November 9, 2010*

Board Members Present: Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Garry Nash, Treasurer – 587-0234; Linda Stone, Secretary – 868-4661; Martha Boyce, Member-at-large – 865-1212.

Also Present:

Dawn Kortz of Belle Management – 646-0012, fax: 646-0074.

The meeting was called to order at 6:40 p.m.

OLD BUSINESS:

Darryl Brady made a motion to approve the October 2010 minutes. Martha Boyce seconded. The motion passed.

Dawn Kortz reviewed financial reports and the list of homeowners who are behind in payments to Heritage Village Homeowners Association.

Darryl Brady made a motion to approve the bid of Edwin Gray to continue trash pickup services for a two year period. This contract had a very slight increase in rates. Garry Nash seconded. The motion passed.

Darryl Brady made a motion to renew the bid for management services by Belle Management Company for a two year period. There was no change in fees for this contract. Garry Nash seconded. The motion passed.

Darryl Brady made a motion to renew the contract with Head Brothers Landscaping for grounds keeping for an additional two years. This contract has no rate increase. Martha Boyce seconded. The motion passed.

Martha Boyce made a motion to extend the contract with Kirby Pools for pool maintenance, on the condition that \$25 per day be subtracted from payments for each day the pool fails to open on time. This is a two year extension on the services. Darryl Brady seconded. The motion passed.

NEW BUSINESS:

The board accepted the 2011 Budget presented by Belle Management. There will be no increases next year.

The board, on behalf of all homeowners, would like to extend our condolences to the families of Maree Mayo and Rebecca Webb.

The meeting was adjourned at 8:15 pm. The next meeting will be January 6, 2011, at 6:30 pm. This will be an executive meeting.

October 2010 Meeting

*Heritage Village Condominium Association
Board of Directors Meeting
Tuesday, October 5, 2010*

Board Members Present:

Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Garry Nash, Treasurer – 587-0234; Linda Stone, Secretary – 868-4661; Martha Boyce, Member-at-large – 865-1212.

Also Present:

Dana Tiblier of Belle Management – 646-0012, fax: 646-0074.

The meeting was called to order at 6:30 p.m.

OLD BUSINESS:

Garry Nash made a motion to approve the September 2010 minutes. Martha Boyce seconded. The motion passed.

Dana Tiblier reviewed financial reports and delinquent fees.

Darryl Brady made a motion to rescind last month's motion to grant a contract of Parks Tree and Landscaping Company to trim and remove trees from the Village property. Parks Tree and Landscaping failed to provide proper proof of insurance. Garry Nash seconded the motion. The motion passed.

Darryl Brady made a motion to grant a contract to Complete Tree and Lawn Care to trim and remove trees. Martha Boyce seconded. The motion passed. This project will be completed by year's end.

NEW BUSINESS:

One of the "Private Property signs at the entrance to the Village is missing and one was found damaged. New signs will be made to replace these.

The meeting was adjourned at 8:45 pm. The next meeting will be November 4, 2010, at 6:30 pm. This meeting will be open to homeowners.

September 2010 Meeting

Heritage Village Condominium Association
Board of Directors Meeting
Thursday, September 2, 2010

Board Members Present:

Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Garry Nash, Treasurer – 587-0234; Linda Stone, Secretary – 868-4661.

Also Present:

Dana Tiblier of Belle Management – 646-0012, fax: 646-0074.

Not Present:

Martha Boyce, Member-at-large – 865-1212.

The meeting was called to order at 6:35 p.m.

OLD BUSINESS:

Garry Nash made a motion to approve the August 2010 minutes. Linda Stone seconded. The motion passed.

Dana Tiblier reviewed financial reports and delinquent fees.

After reviewing the final bids to remove overgrown and dying trees from the property, Darryl Brady made a motion to accept the bid of Parks Tree and Landscaping Company. Garry Nash seconded the motion. The motion passed. Trimming and tree removal will take place in November. Individual homeowners will be notified by mail if a tree adjacent to their unit will be affected.

NEW BUSINESS:

The Neighborhood is planning to schedule the Fall Fling on Saturday, October 23rd at 12:30 pm. Watch for final arrangements next month.

The board concluded the current method of posting minutes and announcements on the mailboxes each month is sufficient for communication. Newsletters will no longer be delivered to each unit.

The board and Homeowners Association wishes to express condolences to the families of Ruth Hill and Jack Rose.

The meeting was adjourned at 8:35 pm. The next meeting will be October 7, 2010. This will be an executive meeting. The November 4th meeting will be open to homeowners.

August 2010 Meeting

Heritage Village Condominium Association
Board of Directors Meeting
Thursday, August 5, 2010

Board Members Present:

Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Garry Nash, Treasurer – 587-0234; Linda Stone, Secretary – 868-4661; Martha Boyce, Member-at-large – 865-1212.

Also Present:

Dana Tiblier of Belle Management – 646-0012, fax: 646-0074.

The meeting was called to order at 6:35 p.m.

OLD BUSINESS:

Darryl Brady made a motion to approve the July 2010 minutes. Garry Nash seconded. The motion passed.

Dana Tiblier reviewed financial reports and delinquent fees.

Francis Santini welcomed Martha Boyce to the Board to fill the remainder of Becky Woodfin's term: 2010 - 2012.

Two of the expected four bids to remove overgrown and dying trees from the property were reviewed. After receiving and inspecting the additional bids, the board will make a decision in September.

NEW BUSINESS:

The board made a resolution to amend the Pool Rules as follows:

- Residents must be over 16 years of age to go to the pool alone.
- Anyone under the age of 16 must be accompanied by an adult over the age of 18.

Homeowners' issues were reviewed. One homeowner sought permission to relocate 3 crepe myrtles on common property. The board agreed and extends its thanks for her willingness to do this project that will benefit all of us.

Garry Nash moved to adjourn the meeting at 7:45 p.m. Darryl Brady seconded. The meeting was adjourned. The September 2nd meeting will be an executive meeting. The November 4th meeting will be open to homeowners.

July 2010 Meeting

Heritage Village Condominium Association
Board of Directors Meeting
Thursday, July 1, 2010

Board Members Present:

Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Garry Nash, Treasurer – 587-0234; Linda Stone, Secretary – 868-4661

Not Present:

Becky Woodfin, Member-at-large – 865-6755.

Also Present:

Dana Tiblier of Belle Management – 646-0012, fax: 646-0074.

The meeting was called to order at 6:30 p.m.

OLD BUSINESS:

Garry Nash made a motion to approve the June 2010 minutes. Darryl Brady seconded. The motion passed.

Dana Tiblier reviewed financial reports and delinquent fees.

At the annual meeting in May 2010, many homeowners expressed concerns over drainage problems that were brought to light by the flooding in Nashville. After an extensive survey of the grounds, Ronnie Norris, of Norris Construction, presented proposals for three projects that will fix the shortfalls. Project #1 is to clean and repair the major drainage ditch behind the clubhouse. Project #2 is to extend a retaining wall behind Units 1066 - 1068 and redirect potential overflow. Project #3 is to place stone around the pond at the north end of the property to stabilize weakened areas.

Darryl Brady made a motion to accept Mr. Norris's bids on the above projects. Garry Nash seconded. The motion passed.

Darryl Brady made a motion to accept Don Kennedy's bid to replace the roof of the carport of unit 503. Garry Nash seconded. The motion passed.

Darryl Brady made a motion to accept Don Kennedy's bid to replace the roofs of units 702-710. Linda Stone seconded. The motion passed. This project will be done in October.

Garry Nash made a motion to accept Don Kennedy's bid to replace the roof of units 400 and 402. Darryl Brady seconded. The motion passed.

Garry Nash made a motion to accept Jimmy Moss's bid to fix the carport ceilings of units 101-111. Darryl Brady seconded. The motion passed.

NEW BUSINESS:

Frances Santini read a letter of resignation submitted by Becky Woodfin. Ms. Woodfin stated that she no longer felt she had the time to devote to her position on the board. The board agreed to appoint Martha Boyce to fill the remainder of Ms. Woodfin's term: 2010 - 2012.

The board wishes to extend condolences to the family of Ina Phillips.

Linda Stone moved to adjourn the meeting at 8:45 p.m. Garry Nash seconded. The meeting was adjourned. The August 5th meeting will be open to homeowners.

June 2010 Meeting

*Heritage Village Condominium Association
Board of Directors Meeting
Thursday, June 3, 2010*

Board Members Present:

Francis Santini, President – 860-2040; Garry Nash, Treasurer – 587-0234; Linda Stone, Secretary – 868-4661

Not Present:Darryl Brady, Vice President – 364-3499; Becky Woodfin, Member-at-large – 865-6755.

Also Present:

Dana Tiblier of Belle Management – 646-0012, fax: 646-0074.

The meeting was called to order at 6:35 p.m.

OLD BUSINESS:

Garry Nash made a motion to approve the May 2010 minutes. Linda Stone seconded. The motion passed.

Dana Tiblier reviewed financial reports and delinquent fees.

Mr. Kirby, of Kirby Pools, met with the board to discuss repairs and delays of the swimming pool.

NEW BUSINESS:

Garry Nash made a motion to accept the bid of Don Kennedy Roofing to replace roofs of units 300-306, 500-508, and 147-153.

These projects will be done over the coming months and this fall. Frances Santini seconded the motion. The motion passed.

Bids are being sought for repair of carport ceilings on units 101-111.

Bids are being sought for repair of carport roofs in general.

Garry Nash moved to adjourn the meeting at 8:20 p.m. Linda Stone seconded. The meeting was adjourned. The next board meeting will be on Thursday, July 1st, at 6:30 p.m. This will be an executive meeting. The August 5th meeting will be open to homeowners.

May 2010 Meeting

*Heritage Village Condominium Association
Board of Directors Meeting
Tuesday, May 4, 2010*

Board Members Present:

Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Garry Nash, Treasurer – 587-0234; Linda Stone, Secretary – 868-4661; Becky Woodfin, Member-at-large – 865-6755.

Also Present:

Dana Tiblier of Belle Management – 646-0012, fax: 646-0074.

This was the Annual Meeting of Homeowners. Our President, Frances Santini, called this meeting to order at 7:05 p.m. Based on sign-in of attendees, no quorum was present. A motion was made and seconded from the floor. The motion passed. The meeting was adjourned.

A business meeting of the Homeowners and Board of Directors was called to order at 7:06 p.m.

Garry Nash made a motion to dispense with the reading of the minutes of last year's meeting. Darryl Brady seconded the motion. The motion was approved.

Frances Santini asked if there were any nominations from the floor of persons to run for the board. There were no further nominations. Annette Walker moved to accept by acclamation the nominees, Linda Stone and Darryl Brady, to be re-elected to the Board of Directors. These nominees were uncontested. Helen Rose seconded the motion. The motion passed.

Frances Santini read a letter thanking the board members, volunteers, and Belle Management for their work during the last year. New homeowners were recognized, introduced, and welcomed.

Dana Tiblier gave a report on projects completed during the last year and upcoming projects. Francis Santini reported what she had been told by Kirby Pool Company concerning progress on repairs to the swimming pool. Due to flooding in the Middle Tennessee area, and concern of water shortages, the pool opening may be delayed.

The floor was opened to homeowners for questions and concerns.

Several homeowners expressed concerns about water drainage around their units. These problems will be investigated.

A motion was made to establish the third Saturday in May annually to hold the Village's yard sale. This year it will be on May 15th.

The motion was seconded from the floor and passed.

The meeting was adjourned at 7:45 p.m.

Per the by-laws of the Heritage Village Homeowner's Association, the Board of Directors met immediately following the adjournment of the Homeowners.

Garry Nash made a motion that board members retain the same positions as follows:

Francis Santini as President, Darryl Brady as Vice President, Garry Nash as Treasurer, Linda Stone as Secretary, and Becky Woodfin as Member-at-large. Darryl Brady seconded the motion. The motion passed.

The meeting adjourned at 8:20 p.m. The next meeting of the board will be on June 3, 2010. This will be an executive meeting.

April 2010 Meeting

Heritage Village Condominium Association

Board of Directors Meeting

Thursday, April 1, 2010

Board Members Present:

Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Garry Nash, Treasurer – 587-0234; Linda Stone, Secretary – 868-4661

Not Present:

Becky Woodfin, Member-at-large – 865-6755.

Also Present:

Dana Tiblier of Belle Management – 646-0012, fax: 646-0074.

The meeting was called to order at 6:35 p.m.

OLD BUSINESS:

Garry Nash made a motion to approve the March 2010 minutes. Linda Stone seconded. The motion passed.

Dana Tiblier reviewed financial reports and delinquent fees.

The board resolved to have the remaining pool furniture re-strapped. The cost of this project will come from the clubhouse rental funds.

Darryl Brady made a motion to accept the bid of Norris Group to grade, remove grass, and gravel a parking area at the end of the alley behind the building of units 300-306. Linda Stone seconded. The motion passed. Garry Nash abstained from voting on this issue as he will benefit from the additional parking.

NEW BUSINESS:

Darryl Brady made a motion to repair two unit's water cut off valves that are damaged. Garry Nash seconded. The motion passed.

Darryl Brady made a motion to install two or three speed bumps on the lane that runs on the east side of the Village (depending on price, not to exceed \$1000). There have been reports of vehicles speeding in this area. Garry Nash seconded. The motion passed.

The board decided to serve refreshments at the annual meeting on May 4, 2010. Dana Tiblier will purchase and pick-up drinks and finger food for the event.

Garry Nash made a motion to accept the bid of Kennedy Roofing to roof units 301-311. Darryl Brady seconded. The motion passed.

Garry Nash moved to adjourn the meeting at 8:30 p.m. Linda Stone seconded. The meeting was adjourned. The next board meeting will be on Tuesday, May 4th, at 6:30 p.m. This will be the annual meeting.

March 2010 Meeting

Heritage Village Condominium Association

Board of Directors Meeting

Thursday, March 4, 2010

Board Members Present:

Francis Santini, President – 860-2040; Garry Nash, Treasurer – 587-0234; Linda Stone, Secretary – 868-4661

Also Present:

Dana Tiblier of Belle Management – 646-0012, fax: 646-0074.

The meeting was called to order at 6:30 p.m.

OLD BUSINESS:

Garry Nash made a motion to approve the February 2010 minutes. Frances Santini seconded. The motion passed.

Dana Tiblier reviewed financial reports and delinquent fees.

Delinquent accounts were discussed at length. Parking issues were also reviewed.

The board discussed the bid of Norris Group to grade, remove grass, and gravel a parking area at the end of the alley behind the building of units 300-306. This parking area can be paved at a future date.

NEW BUSINESS:

The board resolved to publish future newsletters each April and September. Monthly board meeting minutes will be posted on the mailboxes throughout the Village. New, sturdier sign holders for the mailboxes are being made and will be mounted this spring.

Gary Nash moved to adjourn the meeting at 8 p.m. Linda Stone seconded. The meeting was adjourned. The next board meeting will be on Thursday, April 1st, at 6:30 p.m. This will be an executive meeting.

February 2010 Meeting

*Heritage Village Condominium Association
Board of Directors Meeting
Wednesday, January 13, 2010**

Board Members Present:

Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Garry Nash, Treasurer – 587-0234; Linda Stone, Secretary – 868-4661, Becky Woodfin, Member-at-large – 865-6755.

Also Present:

Dana Tiblier of Belle Management – 646-0012, fax: 646-0074.

The meeting was called to order at 6:30 p.m.

OLD BUSINESS:

Garry Nash made a motion to approve the November 2009 minutes. Darryl Brady seconded. The motion passed.

Dana Tiblier reviewed financial reports and delinquent fees.

Homeowner issues were reviewed. Several problems have arisen due to vacant units. Several units will be notified of parking concerns.

Garry Nash made a motion to perform title searches on two properties in the Village. Darryl Brady seconded. The motion passed.

NEW BUSINESS:

Sharron Haymer is coordinating a Garage Sale for the third Saturday in May. Call 870-7643 for questions or offers to help Sharron with this task.

Heritage Village extends our deepest sympathy to the family of Louise Frazer.

Garry Nash moved to adjourn the meeting at 8 p.m. Darryl Brady seconded. The meeting was adjourned.

The next board meeting will be on Thursday, February 4th at 6:30 p.m. This meeting will be open to homeowners.

*This meeting was originally scheduled for Thursday, January 7th but postponed due to inclement weather and scheduling with Belle Management.

November 2009 Meeting

*Heritage Village Condominium Association
Board of Directors Meeting
Thursday, November 5, 2009*

Board Members Present:

Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Garry Nash, Treasurer – 587-0234; Linda Stone, Secretary – 868-4661, Becky Woodfin, Member-at-large – 865-6755.

Also Present:

Dana Tiblier of Belle Management – 646-0012, fax: 646-0074.

The meeting was called to order at 7 p.m.

OLD BUSINESS:

Darryl Brady made a motion to approve the October 2009 minutes. Garry Nash seconded. The motion passed.

Dana Tiblier reviewed financial reports and delinquent fees.

Homeowner issues were reviewed.

The board reviewed a draft of a proposed amendment to the Master Deed of Heritage Village. The amendment will strengthen the language of the clause that bars renting in the Village.

NEW BUSINESS:

Garry Nash made a motion to approve the proposed 2010 budget submitted by Belle Management. This budget will increase homeowner association fees by \$10 per month, to \$175. This increase is necessary due to an excess of underground pipe repairs that occurred in the past year. Darryl Brady seconded. The motion passed. The increase will take effect January 1, 2010.

The Neighborhood Committee headed by John and Barbara Blair hosted a potluck luncheon on Saturday, October 17th. Thanks to John and Barbara for their hard work.

The next board meeting will be on Thursday, January 7th at 6:30 p.m. . This will be an executive meeting.

October 2009 Meeting

*Heritage Village Condominium Association
Board of Directors Meeting
Thursday, October 1, 2009*

Board Members Present:

Darryl Brady, Vice President – 364-3499; Garry Nash, Treasurer – 587-0234; Linda Stone, Secretary – 868-4661, Becky Woodfin, Member-at-large – 865-6755.

Not Present:

Francis Santini, President – 860-2040.

Also Present:

Dana Tiblier of Belle Management – 646-0012, fax: 646-0074.

The meeting was called to order at 7 p.m.

OLD BUSINESS:

Garry Nash made a motion to approve the September 2009 minutes. Darryl Brady seconded. The motion passed.

Dana Tiblier reviewed financial reports and delinquent fees.

Homeowner issues were reviewed.

Garry Nash made a motion to accept a bid by Kurgan's Gutter and Siding to replace the gutters on unit 1027. Darryl Brady seconded. The motion passed.

NEW BUSINESS:

Garry Nash made a motion to adopt a resolution to agree to proceed with a lawsuit against a homeowner who is renting his unit to a third party which is prohibited by our by-laws. Darryl Brady seconded. The motion passed. (*Below)

The Neighborhood Committee is planning a social gathering at the clubhouse for Saturday, October 17th, from 12:30 - 2:30 pm.

Meat and drinks will be furnished and Village residents are asked to bring a side dish, salad, bread, appetizer, or dessert.

Garry Nash made a motion to adjourn the meeting at 8:15 p.m. Darryl Brady seconded. The meeting was adjourned.

The next board meeting will be on Thursday, November 5th at 7 p.m. . This meeting will be open to homeowners.

*

HERITAGE VILLAGE HOMEOWNER'S ASSOCIATION

RESOLUTION OF BOARD OF DIRECTORS – OCTOBER 1, 2009

WHEREAS, on April 6, 2009, Heritage Village Homeowners Association (the "Association") filed a lawsuit against Charles D. Williamson in the Chancery Court for Tennessee, Davidson County (the "Lawsuit");

WHEREAS, the Lawsuit seeks, among other relief, an injunction prohibiting Mr. Williamson from leasing his unit at Heritage Village (Unit 152) in violation of the Master Deed;

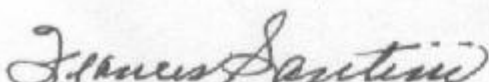
WHEREAS, the decision to file the Lawsuit was made by the Association's Board of Directors;

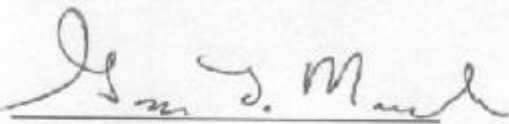
WHEREAS, the Board did not formally vote at a meeting to file the Lawsuit, although each member of the Board was in agreement with the decision to file the Lawsuit at the time it was filed; and

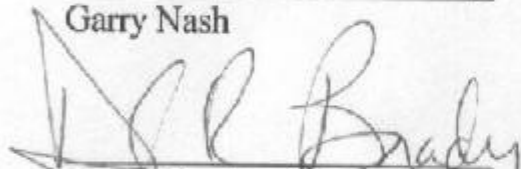
WHEREAS, the Board now wishes to formally ratify its previous decision to file the Lawsuit.

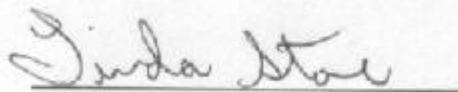
NOW, THEREFORE, in consideration of these premises, the Board of Directors of the Association adopts the following resolution:

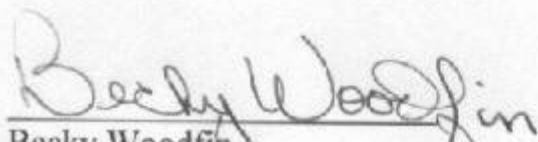
RESOLVED: That the Board's previous unanimous decision to file the Lawsuit is hereby ratified and confirmed.


Francis Santini, President


Garry Nash


Darryl Brady


Linda Stone


Becky Woodfin

September 2009 Meeting

Heritage Village Condominium Association
Board of Directors Meeting
Thursday, September 3, 2009

Board Members Present:

Francis Santini, President – 860-2040; Garry Nash, Treasurer – 587-0234; Linda Stone, Secretary – 868-4661

Not Present:

Darryl Brady, Vice President – 364-3499; Becky Woodfin, Member-at-large – 865-6755

Also Present:

Dana Tiblier of Belle Management – 646-0012, fax: 646-0074.

The meeting was called to order at 7 p.m.

OLD BUSINESS:

Garry Nash made a motion to approve the August 2009 minutes. Frances Santini seconded. The motion passed.

Dana Tiblier reviewed financial reports and delinquent fees.

Homeowner issues were reviewed.

The board members discussed the scheduling of depositions in an upcoming case against a homeowner who is illegally renting a unit.

NEW BUSINESS:

The Neighborhood Committee is planning a social gathering at the clubhouse for Saturday, October 17th. Details will be announced.

Frances Santini made a motion to adjourn the meeting at 8:40 p.m. Garry Nash seconded. The meeting was adjourned.

The next board meeting will be on Thursday, October 1st at 7 p.m. . This will be an Executive meeting.

August 2009 Meeting

Heritage Village Condominium Association
Board of Directors Meeting
Thursday, August 6, 2009

Board Members Present:

Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Garry Nash, Treasurer – 587-0234; Linda Stone, Secretary – 868-4661; Becky Woodfin, Member-at-large – 865-6755

Also Present:

Dana Tiblier of Belle Management – 646-0012, fax: 646-0074.

This meeting was open to any homeowner wishing to attend. The meeting was called to order at 7 p.m.

OLD BUSINESS:

Darryl Brady made a motion to approve the July 2009 minutes. Garry Nash seconded. The motion passed.

Dana Tiblier reviewed financial reports and delinquent fees. The recent necessity of repairing leaks at seven different locations in the village has taken an extremely negative toll on our financial situation. The Metro Water Service has also decided to charge a sewer tax on each unit. The new tax will be approximately \$1.50 per unit in the Village. This adds about \$300 per month to our water bill. With necessary roof repairs and the water leaks, money is extremely tight at the moment.

Homeowners were also informed about an ongoing lawsuit against a homeowner who is renting a unit in violation of the amendment to the bylaws that prohibits renting.

Belle Meade Exterminators have completed an annual termite inspection and completed any needed maintenance.

NEW BUSINESS:

The board addressed a written request from a homeowner who wanted to have fines waived. The board decided to wait to see if the homeowner would comply with other requests that were pending and will reconsider the request at a later date.

Phil Weinart reported that sign at Mayflower South and Heritage Trace Drive was incorrectly printed. It will be replaced.

Garry Nash made a motion to accept a bid by Kennedy Roofing to replace the roof at unit 1025. This roof was replaced in the last ten years, but had been done incorrectly and has been leaking regularly. Darryl Brady seconded the motion. The motion passed.

Garry Nash made a motion to adjourn the meeting at 8:15 p.m. Darryl Brady seconded. The meeting was adjourned.

The next board meeting will be on Thursday, September 3rd at 7 p.m. . This will be an Executive meeting.

On August 7, 2009, at 1:30 p.m., a special meeting was held for board members to meet with Larry Kirby of Kirby Pool Company. The following board members attended: Frances Santini, Darryl Brady, Garry Nash, and Linda Stone.

Mr. Kirby presented bids (2) for pool repairs.

(1) The first project is to repair electrical problems with the lighting system at the pool. Because the underwater and exterior lights at the pool are interconnected, stress on light poles have sufficiently strained the conduit to cause water leakage around the underwater light.

(2) The second project is to re-plaster the pool surface during the off-season. Plaster is designed to last approximately 10 years. As plaster wears down it becomes gritty and sharp-edged cracks can occur. The plaster at our pool is over 11 years old. If the Metro inspector notices any deterioration of the plaster surface, we could have to close the pool at anytime and make repairs. In order to assure use of the pool in 2010, the board feels it would be preferable to re-plaster during the off-season.

Additional bids were reviewed for these projects.

Garry Nash made a motion to accept the bid by Kirby Pools. Darryl Brady seconded. The motion passed. This meeting was adjourned at approximately 3 p.m.

July 2009 Meeting

Heritage Village Condominium Association
Board of Directors Meeting
Tuesday, July 7, 2009

Board Members Present:

Francis Santini, President – 860-2040; Darryl Brady, Vice President – 364-3499; Garry Nash, Treasurer – 587-0234; Linda Stone, Secretary – 868-4661; Becky Woodfin, Member-at-large – 865-6755

Also Present:

Dana Tiblier of Belle Management – 646-0012, fax: 646-0074.

OLD BUSINESS:

Garry Nash made a motion to approve the June 2009 minutes. Darryl Brady seconded. The motion passed. Dana Tiblier reviewed financial reports and delinquent fees.

NEW BUSINESS:

Due to a change in Garry Nash's work schedule, it was proposed that future board meetings take place on Thursdays rather than Tuesdays. Becky Woodfin made a motion to change board meetings to Thursdays. Darryl Brady seconded the motion. The motion passed. The next board meeting will be held August 6th at 7 p.m. with subsequent meetings held on the first Thursday of each month. The irrigation system used to water the flowers around the entrance signs is broken and in need of expensive replacement. In order to avoid the problems and expense of replacing the sprinklers, Garry Nash made a motion to change the entrance landscaping to perennial plantings that will not need extra watering. Becky Woodfin seconded the motion. The motion passed. The plantings will be changed to "Knock Out" roses this fall.

Garry Nash made a motion to accept a bid by Don Kennedy Roofing Company to replace the roofs of units 142, 144, 146, 148, 150, and 152. Darryl Brady seconded the motion. The motion passed.

Garry Nash made a motion to add three new rules to the list of Village Rules. These rules were suggested by our Attorney. Darryl Brady seconded the motion. The motion passed. The rules to be added are as follows:

18. Nothing shall be done or maintained in any condominium unit or any Common or Limited Common Elements which shall increase the rate of insurance on any condominium unit or on the Common Elements, or result in the cancellation thereof.

19. Nothing shall be done or maintained in any condominium unit or in the Common or Limited Common Elements which is in violation of any law.

20. The swimming pool may not be used in the course of a business venture, i.e. swimming lessons.

The board would like to extend special thanks to John and Barbara Blair for organizing the painting of mailboxes and electric panels throughout the village. Thanks to all who volunteered in this project.

Linda Stone made a motion to adjourn the meeting at 8:40 p.m. Garry Nash seconded. The meeting was adjourned.

The next board meeting will be on Thursday, August 6th at 7 p.m. . This will be open to homeowners.

June 2009 Meeting

Heritage Village Condominium Association
Board of Directors Meeting
Tuesday, June 02, 2009

Board Members Present:

Francis Santini, President – 860-2040; Garry Nash, Treasurer – 587-0234; Linda Stone, Secretary – 868-4661.

Also Present:

Dana Tiblier of Belle Management – 646-0012, fax: 646-0074.

Not Present:

Darryl Brady, Vice President – 364-3499; Becky Woodfin, Member-at-large – 865-6755.

Dana Tiblier reviewed financial reports and delinquent fees.

OLD BUSINESS:

Garry Nash made a motion to approve the May 2009 minutes. Linda Stone seconded. The motion passed.

Much of this meeting was devoted to discussion of a move by Comcast Cable Company to coerce multi-unit housing complexes to sign an exclusive contract with their company. This is an effort by Comcast to restrict competition of other cable providers in the future. The board of directors agreed that no such contract will be signed and that the board has no authority to grant any exclusions of this type.

NEW BUSINESS:

In order to avoid the use of tape, Lucite sleeves that hold 8.5 x 11" signs have been ordered to place on the mailboxes, pool entrance, and clubhouse door. These sign holders will be used for official business and information dissemination of Heritage Village only. Homeowners are not to post any other signage on the mailboxes.

Bids are sought for tree removal and replacement, and repair of water shut off valves at several units.

Garry Nash made a motion to adjourn the meeting at 9:10 p.m. Linda Stone seconded. The meeting was adjourned.

The next board meeting will be on July 7, 2009. This will be an executive meeting.

May 2009 Meeting

Heritage Village Condominium Association
Board of Directors Meeting
Tuesday, May 5, 2009

Board Members Present:

Francis Santini, President – 860-2040; Garry Nash, Treasurer – 587-0234; Linda Stone, Secretary – 868-4661; Darryl Brady, Member at Large – 364-3499; Becky Woodfin, Appointed – 865-6755

Also Present:

Dana Tiblier of Belle Management – 646-0012, fax: 646-0074.

This was the Annual Meeting of Homeowners. Our President, Frances Santini, called this meeting to order at 7 p.m. Based on sign-in of attendees, no quorum was present. The meeting was adjourned.

A business meeting of the Homeowners and Board of Directors was called to order at 7:02 p.m.

Garry Nash made a motion to dispense with the reading of the minutes of last year's meeting. Darryl Brady seconded the motion. The motion was approved.

Annette Walker, homeowner, asked if there were any nominations from the floor of persons to run for board members. There were no further nominations. Annette Walker moved to accept by acclamation the nominees, Frances Santini, to be re-elected and Becky Woodfin to be elected to the Board of Directors. These nominees were uncontested. Carl Duncan seconded the motion. The vote was approved unanimously.

Frances Santini read a letter thanking the board members, volunteers, and Belle Management for their work during the last year. Dana Tiblier gave a report on projects completed during the last year and upcoming projects.

The floor was opened to homeowners for questions and concerns.

A homeowner expressed concern about a sign that was missing on one street corner. A homeowner asked for clarification about water aerobics that was mentioned in Frances Santini's letter. A homeowner suggested some amenities that the village might consider. For example: shuffleboard, hopscotch, and walking trails. A homeowner suggested we set up a recycling center for collection of soda cans. John and Barbara Blair volunteered to set up a clean-up day to include painting of utility boxes (around electric meters). Sign will be posted on mailboxes when the time is set.

The meeting was adjourned at 7:50 p.m.

Per the by-laws of the Heritage Village Homeowner's Association, the Board of Directors met immediately following the adjournment of the Homeowners.

Darryl Brady made a motion to approve the repair of sewer lines near unit 143 that have been damaged by tree roots. Garry Nash seconded the motion. The motion passed.

The board agreed to the following board positions:

Francis Santini as President

Darryl Brady as Vice President

Garry Nash as Treasurer

Linda Stone as Secretary

Becky Woodfin as Member-at-large

The meeting adjourned at 810 p.m.

The next meeting of the board will be on June 2, 2008. This will be an executive meeting.

April 2009 Meeting

Heritage Village Condominium Association
Board of Directors Meeting
Tuesday, April 07, 2009

Board Members Present:

Francis Santini, President – 860-2040; Garry Nash, Treasurer – 587-0234; Linda Stone, Secretary – 868-4661; Darryl Brady, Member at Large – 364-3499; Becky Woodfin, Appointed – 865-6755.

Also Present:

Dana Tiblier of Belle Management – 646-0012, fax: 646-0074.

Dana Tiblier reviewed financial reports and delinquent fees.

HOMEOWNER ISSUES:

Unit 176 asked for and received permission to plant several dogwood trees behind her property in a grassy area near the back fence.

Unit 1067 got permission to plant a fruit bearing pear tree behind her unit.

Unit 143 has had sewage back up due to root interference in lines outside her unit. The board agreed to pay \$370 to reimburse funds already expended to address the problem. (Garry Nash made the motion; Darryl Brady seconded; motion passed.) Dana Tiblier will investigate further repairs to this sewer line.

Sharon Haymer, 860-7643, will coordinate a Village Yard Sale scheduled for Saturday, May 9th.

Homeowners also reported cars parking on sidewalks and grassy areas.

OLD BUSINESS:

Darryl Brady made a motion to approve the March 2009 minutes. Garry Nash seconded. The motion passed.

Entrance signs to the village are now complete: repainted, repaired and reinstalled.

NEW BUSINESS:

The board agreed to have 12 chaise lounges from the swimming pool refurbished each year until complete. This should be a three-year project. Linda Stone will coordinate with Eddie Tarkington of Mr. T's Pool Furniture. Annette Walker of the nominating committee reported that no new nominations for positions on the board were found. Annette read introductory letters from Frances Santini and Becky Woodfin for reelection and election to the board. Darryl Brady made a motion to adjourn the meeting at 8:35 p.m. Becky Woodfin seconded. The meeting was adjourned. The next board meeting will be on May 5, 2009. This meeting will be the annual homeowners meeting with the election of board members.

March 2009 Meeting

*Heritage Village Condominium Association
Board of Directors Meeting
Tuesday, March 03, 2009*

Board Members Present:

Francis Santini, President – 860-2040; Linda Stone, Secretary – 868-4661; Darryl Brady, Member at Large – 364-3499; Becky Woodfin, Appointed – 865-6755.

Also Present:

Dana Tiblier of Belle Management – 646-0012, fax: 646-0074.

Frances Santini reported having received a solicitation for Water Supply Pipe insurance. The board would like to warn homeowners in Heritage Village that this service is NOT beneficial for condominium owners. The mailer is designed to imply that this is a partnership program with the water utility company or local government. DO NOT sign up for this program. More information is available on the Village website at: www.heritagevillagecondo.com

OLD BUSINESS:

Darryl Brady made a motion to approve the February 2009 minutes. Becky Woodfin seconded. The motion passed.

Dana Tiblier reviewed financial reports and work orders.

NEW BUSINESS:

Bids are being sought for mold removal on certain units. Prices for new lounge chairs for the pool area are being investigated. The board hopes to purchase 5-10 lounge chairs each year until all have been replaced.

Darryl Brady made a motion to accept the bid from Genesis Roofing to roof units 170,172,176,178,190,192,196, and 261. The total cost of this project is \$30,300.00. Becky Woodfin seconded the motion. The motion passed.

The nominating committee has been appointed for 2009 annual meeting. Carl Duncan and Annette Walker will serve.

Darryl Brady made a motion to adjourn the meeting at 9 p.m. Becky Woodfin seconded. The meeting was adjourned.

The next board meeting will be on April 7, 2009 at 7 p.m.. This meeting will be open to all homeowners.

February 2009 Meeting

*Heritage Village Condominium Association
Board of Directors Meeting
Tuesday, February 03, 2009*

Board Members Present:

Francis Santini, President – 860-2040; Gary Nash, Treasurer – 587-0234; Linda Stone, Secretary – 868-4661; Darryl Brady, Member at Large – 364-3499; Becky Woodfin, Appointed – 865-6755.

Also Present:

Dana Tiblier of Belle Management – 646-0012, fax: 646-0074.

On June 15, 2002, in McLean, Va, Virginia Graeme Baker, aged 7, drowned caught by the suction of a hot tub drain that held her underwater. As a result of her death and many others, the Virginia Graeme Baker Pool and Spa Safety Act was made law on December 20, 2007, mandating pool drains are unblockable and be equipped with ASME/ANSI certified covers. The law requires that public pools (like Heritage Village's) must be in compliance of the new law by pool opening day of this year.

Larry Kirby presented the board with brochures and proposed plans to bring our pool into compliance. The project entails cutting into the bottom of the pool, placing two sumps with drains, interconnecting them, replumbing the two drains and replacing and resurfacing that portion of the pool.

Darryl Brady made a motion to accept the bid of Kirby Pool Company to make the needed changes to the pool for two new drains and two new sumps for approximately \$8,500. Gary Nash seconded the motion. The motion passed.

OLD BUSINESS:

Garry Nash made a motion to approve the January 2009 minutes. Darryl Brady seconded. The motion passed.

Dana Tiblier reviewed financial reports and work orders.

NEW BUSINESS:

Dana Tiblier is seeking bids for roofing projects slated for 2009.

Two Certificates of Deposits held by Heritage Village were renewed in January with a higher yield of 3.8%.

Garry Nash made a motion to adjourn the meeting at 9 p.m. Darryl Brady seconded. The meeting was adjourned.

The next board meeting will be on March 3, 2009. This will be an executive meeting.

January 2009 Meeting

*Heritage Village Condominium Association
Board of Directors Meeting
Tuesday, January 06, 2009*

Board Members Present:

Francis Santini, President – 860-2040; Gary Nash, Treasurer – 587-0234; Linda Stone, Secretary – 868-4661; Darryl Brady, Member at Large – 364-3499.

Also Present:

Dana Tiblier of Belle Management – 646-0012, fax: 646-0074.

Not Present:

Becky Woodfin, Appointed – 865-6755.

OLD BUSINESS:

Darryl Brady made a motion to approve the December 2008 minutes. Garry Nash seconded. The motion passed.

Dana Tiblier reviewed financial reports and work orders.

HOMEOWNER ISSUES:

Judy McCaskill, owner of unit 1039, presented a complaint concerning damage done to her unit when repairs were made to the sub-structure of her building. Ms. McCaskill claims that in raising and leveling the building, the contractor caused damage to the interior of the unit and her own insurance refuses to pay because the Homeowners Association of Heritage Village made the contract for the initial work. The Board will investigate the damages with an on-site inspection in the coming weeks. The walk-thru is tentatively scheduled for Wednesday, January 14th. Ms. McCaskill will provide a list of damages and requested repairs at that time.

Phil and Louise Weinert presented a request to be reimbursed for plumbing work they contracted on December 13th, 2008. After experiencing a sewer stoppage, Roto-Rooter discovered that the clog was actually about 40 feet away from the Weinert's unit. The Weinert's paid \$225 for having the clog removed and the board agreed to reimburse that amount.

NEW BUSINESS:

The company repairing the entrance sign to the Village promises that the signs will be completed and re-installed during the week of January 12, 2008.

The Village would like to extend our sympathy to Annette Walker on the passing of her sister, Betty.

Garry Nash made a motion to adjourn the meeting at 8:10 p.m. Darryl Brady seconded. The meeting was adjourned.

The next board meeting will be on February 3, 2009. This will be an executive meeting.

November 2008 Meeting

*Heritage Village Condominium Association
Board of Directors Meeting
Tuesday, November 11, 2008*

Board Members Present:

Francis Santini, President – 860-2040; Gary Nash, Treasurer – 587-0234; Linda Stone, Secretary – 868-4661; Darryl Brady, Member at Large – 364-3499; Becky Woodfin, Appointed – 865-6755.

Also Present:

Dana Tiblier of Belle Management – 646-0012, fax: 646-0074.

OLD BUSINESS:

Darryl Brady made a motion to approve the October 2008 minutes. Garry Nash seconded. The motion passed.

Dana Tiblier reviewed financial reports and work orders.

Heritage Village Homeowner's Association is filing a lawsuit against a homeowner who is violating the "no rent" rule as outlined in Amendment Six of our by-laws.

NEW BUSINESS:

Garry Nash made a motion to extend the contract with Head Brothers for lawn maintenance for one year. There is no increase in cost to the Village. Darryl Brady seconded the motion. The motion passed.

Darryl Brady made a motion to extend the contract with Belle Management for property management for two years. There is no increase in fees to the Village. Garry Nash seconded the motion. The motion passed.

Garry Nash made a motion to extend the contract with Kirby Pools for pool maintenance for two years. Darryl Brady seconded the motion. The motion passed.

Darryl Brady made a motion to accept the proposed 2009 Budget, submitted by Belle Management. This will result in a \$10 increase in homeowner maintenance fees to begin in January 2009. This increase will cover higher water bills and ongoing roofing projects, among other necessary repairs and projects. Garry Nash seconded the motion. The motion passed.

Homeowners will receive an 'Amended and Restated' copy of our Rules and Regulations with the 2009 Budget by mail around the first of December 2008.

The Village would like to extend our thanks to Barbara and John Blair for their outstanding work hosting the October 25, Bar-b-que Social. Thanks also go to Ethoda Elliot for managing the Yard of the Month project.

Garry Nash made a motion to adjourn the meeting at 8:55 p.m. Darryl Brady seconded. The meeting was adjourned.

The next board meeting will be on January 6, 2009. This will be an executive meeting.

October 2008 Meeting

*Heritage Village Condominium Association
Board of Directors Meeting
Tuesday, October 7, 2008*

Board Members Present:

Francis Santini, President – 612-0672; Gary Nash, Treasurer – 587-0234; Linda Stone, Secretary – 868-4661; Darryl Brady, Member at Large – 364-3499.

Also Present:

Dana Tiblier of Belle Management – 646-0012, fax: 646-0074.

OLD BUSINESS:

Darryl Brady made a motion to approve the September 2008 minutes. Garry Nash seconded. The motion passed. Due to the resignation of board member Sheryn Ordway in September of 2008, Frances Santini recommended Becky Woodfin to serve the remainder of Sheryn's term. There was no objection. Becky Woodfin, present at the meeting, agreed and was seated on the board to serve until the next Annual Meeting in spring of 2009. Thanks were extended to Sheryn Ordway for her service and excellent job performance.

Dana Tiblier reviewed financial reports and work orders. Maintenance requests are currently up-to-date. Bids are sought for roofing repairs on units 170 and 172.

The sign at the center entrance of the village is still being remade.

NEW BUSINESS:

Due to a minor error, either by USPS or a bank, one homeowner's check for maintenance fees was received late last month. The homeowner had a long history of prompt payment and requested a waiver of the late fee. Garry Nash moved to waive the late fee. Darryl Brady seconded. The motion passed.

Darryl Brady made a motion to accept a bid by Head Brothers (currently under contract for lawn maintenance) to plant 2 maple trees and 6 crepe myrtles. These plantings will replace some of the trees lost due to summer drought conditions over the past years.

Garry Nash seconded the motion. The motion passed. (The contract will not exceed \$1,500.)

The Village will hold a Bar-b-que luncheon on October 25th, from 1-3 pm. The association will furnish the meat, drinks and paper products. Attendees are encouraged to bring a side item or covered dish.

Dana Tiblier presented the proposed budget for 2009 highlighting increases in expenses. The board will consider a \$10 increase in maintenance fees to begin in January 2009.

Homeowners are encouraged to have their chimney's swept before lighting fires this season. Also, remember to cover outside faucets before freezing temperatures happen.

Garry Nash made a motion to adjourn the meeting at 8:05 p.m. Darryl Brady seconded. The meeting was adjourned.

The next board meeting will be on November 3, 2008. This will be an executive meeting.

September 2008 Meeting

*Heritage Village Condominium Association
Board of Directors Meeting
Tuesday, September 2, 2008*

Board Members Present:

Francis Santini, President – 860-2040; Sheryn Ordway, Vice-President – 612-0672; Gary Nash, Treasurer – 587-0234; Linda Stone, Secretary – 868-4661; Darryl Brady, Member at Large – 364-3499.

Not Present:

Dana Tiblier of Belle Management – 646-0012, fax: 646-0074. (Mrs. Tiblier is on maternity leave.)

OLD BUSINESS:

Darryl Brady made a motion to approve the August 2008 minutes. Garry Nash seconded. The motion passed.

Board members reviewed financial reports and work orders.

Darryl Brady made a motion to accept a bid by Don Kennedy Roofing to roof units 1006 – 1009. The project will be performed in spring 2009. Garry Nash seconded the motion. The motion passed. (Approximately \$17,500.)

The swimming pool will remain open until Friday, September 12, 2008.

The sign at the center entrance of the village is being remade.

NEW BUSINESS:

Darryl Brady made a motion to repair foundation problems on units 153 and 400 by Robert Friedmann and Son. Garry Nash seconded the motion. The motion passed. (Approximately \$5,700.)

A social function is in the planning stages for October 25th of this year. Details will be published later in the year.

Parking is still a problem in the village with numerous complaints of cars parking on grassy areas. The board is researching ways to solve the problem.

Garry Nash made a motion to adjourn the meeting at 8:40 p.m. Darryl Brady seconded. The meeting was adjourned.

The next board meeting will be on October 7, 2008. This meeting will be open to homeowners.

August 2008 Meeting

*Heritage Village Condominium Association
Board of Directors Meeting
Tuesday, August 5, 2008*

Board Members Present:

Francis Santini, President – 860-2040; Sheryn Ordway, Vice-President – 612-0672; Gary Nash, Treasurer – 587-0234; Linda Stone, Secretary – 868-4661; Darryl Brady, Member at Large – 364-3499.

Also Present:

Dana Tiblier of Belle Management – 646-0012, fax: 646-0074.

OLD BUSINESS:

Darryl Brady made a motion to approve the July 2008 minutes. Garry Nash seconded. The motion passed.

Board members reviewed financial reports and work orders.

Darryl Brady made a motion to rescind the contract of Hicks Tree Service to remove dead trees from around the Village, and to award the contract to Tru-Green to do the same. (There was a change in the Workman's Compensation status of Hicks.) Garry Nash seconded the motion. The motion passed.

Dana Tiblier is continuing efforts to secure bids to repair foundation problems in building 1035 – 1040.

Southern Striping completed the project of repairing paving around the Village and stripping "No Parking" areas.

NEW BUSINESS:

Darryl Brady made a motion to increase fines assessed to homeowners for rule infractions. The new fines to be \$50 for the first time a rule is broken, \$100 for the second time notice needs to be sent, and \$150 for the third time. Garry Nash seconded the motion. The motion passed.

Dana Tiblier is seeking bids for sealing pavement on streets in the Village. If reasonable rates and money allows, the entire Village may be sealed over a period of time. Bids are also sought for tree or shrub plantings to replace dead trees.

The Neighborhood will host a Watermelon Social Thursday, August 7 at 7:00 p.m. at the Clubhouse.

Thanks to Ethoda Elliott for volunteering to oversee the Yard of the Month program.

Garry Nash made a motion to adjourn the meeting at 8:45 p.m. Darryl Brady seconded. The meeting was adjourned.

The next board meeting will be on September 2, 2008. The announcement that this meeting would be open to homeowners in the June Newsletter was incorrect. Homeowners are invited to every third meeting. September's will be an executive meeting of the board members.

July 2008 Meeting

*Heritage Village Condominium Association
Board of Directors Meeting
Tuesday, July 1, 2008*

Board Members Present:

Sheryn Ordway, Vice-President – 612-0672; Gary Nash, Treasurer – 587-0234; Linda Stone, Secretary – 868-4661; Darryl Brady, Member at Large – 364-3499.

Also Present:

Dana Tiblier of Belle Management – 646-0012, fax: 646-0074.

Not Present:

Francis Santini, President – 860-2040.

OLD BUSINESS:

Darryl Brady made a motion to approve the June 2008 minutes. Garry Nash seconded. The motion passed.

Board members reviewed financial reports and work orders.

Tree removal is scheduled for standing dead trees in the village.

Dana Tiblier is continuing efforts to secure bids to repair foundation problems in building 1035 – 1040.

Garry Nash made a motion to approve a bid from Southern Striping to repair additional areas of paving around the Village and to stripe "No Parking" areas where needed. Darryl Brady seconded the motion. The motion was approved.

NEW BUSINESS:

John and Barbara Blair were introduced as the new Neighborhood coordinators. John Blair has already begun contacting local law enforcement. The Blair's will be calling on residents to help with the program. If you see something suspicious in the Village, please call 862-8600 (Metro Police Non-emergency number).

Garry Nash made a motion to adjourn the meeting at 8:00 p.m. Darryl Brady seconded. The meeting was adjourned.

The next board meeting will be on August 5, 2008. This meeting will be an executive meeting of the board members.

June 2008 Meeting

*Heritage Village Condominium Association
Board of Directors Meeting
Tuesday, June 3, 2008*

Board Members Present:

Francis Santini, President – 860-2040; Gary Nash, Treasurer – 587-0234; Linda Stone, Secretary – 868-4661; Darryl Brady, Member at Large – 364-3499; Sheryn Ordway, Vice-President – 612-0672.

Also Present:

Dana Tiblier of Belle Management – 646-0012, fax: 646-0074.

OLD BUSINESS:

Board members reviewed financial reports.

Belle Management will seek bids for the repair of foundation problems affecting building 1035 – 1040. The planned roofing project of this building will be postponed pending repair of the foundation.

Volunteers will attempt to clean mold from units that have conspicuous staining.

Garry Nash made a motion to approve a bid from Southern Striping to re-coat and re-stripe the parking lot of the clubhouse and repair various potholes in the Village for \$1400. Darryl Brady seconded the motion. The motion was approved.

Sheryn Ordway made a motion to rescind the motion approved in April to create additional parking spaces in the village due to homeowner resistance to the project. Garry Nash seconded the motion. The motion was approved.

NEW BUSINESS:

Garry Nash made a motion to approve marking the street area in front of units 143 – 165 designating this area as “NO PARKING”. Parking in this area is considered a potential hazard blocking access of emergency vehicles. After marking the area, a ‘zero-tolerance’ policy will be enforced, towing vehicles with no notice to owners. Darryl Brady seconded the motion. The motion was approved.

Darryl Brady made a motion to adjourn the meeting at 9:50 p.m. Garry Nash seconded. The meeting was adjourned. The next board meeting will be on July 1, 2008. This meeting will be open to homeowner participation.

May 2008 Meeting

Heritage Village Condominium Association
Board of Directors Meeting
Tuesday, May 6, 2008

Board Members Present:

Francis Santini, President – 860-2040; Gary Nash, Treasurer – 587-0234; Linda Stone, Secretary – 868-4661; Darryl Brady, Member at Large – 364-3499; Sheryn Ordway, Vice-President – 612-0672.

Also Present:

Dana Tiblier of Belle Management – 646-0012, fax: 646-0074.

This was the Annual Meeting of Homeowners. Our President, Frances Santini, called this meeting to order at 6:40 p.m. Based on sign-in of attendees, no quorum was present. The meeting was adjourned.

A new meeting of the Homeowners and Board of Directors was called to order at 6:45 p.m.

Darryl Brady made a motion to dispense with the reading of the minutes of last year’s meeting. Sheryn Ordway seconded the motion. The motion was approved.

Annette Walker, homeowner, made a motion that the re-election of Gary Nash to the Board of Directors be approved by proclamation. Mr. Nash was uncontested in his bid. The vote was approved unanimously.

Frances Santini read a letter thanking the board members, volunteers, and Belle Management for their work during the last year.

Dana Tiblier gave a report on projects completed during the last year.

A discussion was held explaining the change of deductible amounts in the Homeowner Association’s insurance policy. Dana Tiblier explained how individual homeowners would not be affected as long as they had home insurance policies on their units. The floor was opened to homeowners for questions and concerns.

Dana Tiblier explained the rule (#13) that prohibited homeowners from keeping unattended pets in their courtyard area. The Board will consider placing signage to indicate unit numbers on street signs.

One homeowner asked for consideration of repairing the grass where trees were removed. The issue of additional parking was tabled until the June meeting of the board.

Homeowners scheduled a Community Yard Sale to be held on June 7th, 2008. Janet Spencer, Unit 210, 278-0619, will serve as coordinator for the event.

The meeting was adjourned at 8:15 p.m.

Per the by-laws of the Heritage Village Homeowner’s Association, the Board of Directors met immediately following the adjournment of the Homeowners.

Linda Stone made a motion that board members retain the same positions as they had held the previous year. Sheryn Ordway seconded the motion. The motion was approved.

The board will meet with Barbara Ralph, who is considering heading up the Neighborhood for the Village.

The next meeting of the board will be on June 3, 2008. This will be an executive meeting.

The meeting adjourned at 9:00 p.m.

April 2008 Meeting

Heritage Village Condominium Association
Board of Directors Meeting
Tuesday, April 1, 2008

Board Members Present:

Francis Santini, President - 860-2040; Gary Nash, Treasurer - 870-1044; Darryl Brady, Member at Large - 860-0211; Sheryn Ordway, Vice-President - 612-0672.

Also Present:

Dana Tiblier of Belle Management – 646-0012, fax: 646-0074.

A motion was made by Daryl Brady to approve minutes of the March 2008 meeting. Garry Nash seconded the motion. The minutes were approved.

The board reviewed financial statements submitted by Dana Tiblier.

OLD BUSINESS:

The drainage problem at units 1024-1040 is being worked on by Robert Friedman.

Head Brothers Lawn care has started cutting the grass and the lawn looks very good.

There was a dryer fire in one of the units. Please keep your dryer vents cleaned and open as much as possible. If you have your air ducts cleaned, then asked to have your dryer vent cleaned also.

There will be some dirt laid along the middle entrance where trees were removed last fall. As the budget allows, we hope to replant with more suitable shrubbery along the middle entrance.

New water meters were installed in March. The association has been told expect a big increase in the amount of water charges. After we have received two or more water bills, the board will consider having the property surveyed for water leaks. It is suspected there may be some underground water leaks as well as inside unit fixture and faucet leaks which could be spiking our water usage.

NEW BUSINESS:

A motion was by made by Sheryn Ordway to approve a bid for additional parking spaces along the back driveway. Motion was seconded by Garry Nash. There will be 15 gravel parking spaces. Garry and Daryl will meet with Dana to determine the exact location of the new parking spaces.

Foundations at units 1035-1040 have been found to have significant damage. Robert Friedman and Belle Meade Exterminating Co. have inspected the damage for termites or carpenter ants. The association is waiting on reports to determine the extent of the damage and what needs to be corrected.

Insurance deductible will increase to \$5000.00 per claim within the next 1-2 months. This will save the association about \$1300.00 per year in premium payments. The increase should have no effect on homeowners that have insurance coverage on their unit and will benefit the association by decreasing claims made against the associations' insurance policy.

A motion was made by Garry Nash to increase the deductible to \$5000.00 with a stipulation that all home owners will be notified of the change. Motion was seconded by Sheryn Ordway. Dana will draft a letter for the board's approval and will then be sent to all home owners by May. This change will also be discussed at the annual meeting in May.

All homeowners are encouraged to have a HOC policy for any damages that occur to the inside of their unit. Home owners that do not have insurance coverage will pay a \$5000.00 deductible, if they file a claim on the association's insurance coverage.

Please DO NOT put up large signs about association meetings. This could be a security risk for home owners that are not at home during the meeting time. We want to strive to keep our community safe and crime deterrent.

Please watch your speed when drive through the village. Anyone who sees a vehicle drive too fast is asked to get the license plate number and vehicle description and report to Belle Management.

There has also been an increase in littering around the property. Please make sure that any loose trash or litter around your unit is picked up. We want to keep the property looking clean and litter free.

If anyone would like to coordinate a yard sale this year, call Dana at Belle Management. We will discuss this at the annual meeting in May.

Sheryn Ordway made a motion to adjourn the meeting at 8:45 p.m. Garry Nash seconded. The meeting was adjourned.

The next board meeting will be the annual meeting on May 6, 2008 at 7 pm. Sign in will begin at 6:30 pm at the clubhouse.

March 2008 Meeting

*Heritage Village Condominium Association
Board of Directors Meeting
Tuesday, March 4, 2008*

Board Members Present:

Francis Santini, President - 860-2040; Gary Nash, Treasurer - 870-1044; Linda Stone, Secretary – 868-4661; Darryl Brady, Member at Large; Sheryn Ordway, Vice-President - 612-0672.

Also Present:

Dana Tiblier of Belle Management – 646-0012, fax: 646-0074.

A motion was made by Sheryn Ordway to approve minutes of the February 2008 meeting. Garry Nash seconded the motion. The minutes were approved.

The board reviewed financial statements submitted by Dana Tiblier.

OLD BUSINESS:

This meeting was dominated by talk of financial issues. Drops in interest rates on required savings and increases in operating costs have necessitated tightening our budget.

A leak was suspected to be occurring in one of the Village's fire hydrants, but, upon inspection, the plumber who had repaired the hydrant last year discovered there was a flaw in the way the unit was fixed. Therefore, the hydrant will be replaced at no charge to the Homeowner's Association. During replacement, scheduled for the week of March 10 – 14, water to Village will be shut off. The board will attempt to notify homeowners in advance by posting signs on the mailboxes and putting instructions in the quarterly newsletter.

NEW BUSINESS:

No new spending was approved.

Parking violations seem to abound in the Village. Bids will be sought to see if it is feasible to add more overflow parking in certain areas.

Sheryn Ordway made a motion to adjourn the meeting at 8:30 p.m. Garry Nash seconded. The meeting was adjourned.

The next board meeting will be on April 1, 2008 at 7 pm. This meeting will be open to homeowners. The next newsletter will be distributed to units as soon as it can be prepared and printed.

February, 2008 Meeting

*Heritage Village Condominium Association
Board of Directors Meeting
Tuesday, February 12, 2008*

Board Members Present:

Francis Santini, President - 860-2040; Gary Nash, Treasurer - 870-1044; Linda Stone, Secretary – 868-4661; Darryl Brady, Member at Large; Sheryn Ordway, Vice-President - 612-0672.

Also Present:

Dana Tiblier of Belle Management – 646-0012, fax: 646-0074.

A motion was made by Sheryn Ordway to approve minutes of the January 2008 meeting. Garry Nash seconded the motion. The minutes were approved.

The board reviewed financial statements submitted by Dana Tiblier.

OLD BUSINESS:

The board will compile a list of units needing mold removal on exterior walls.

Roofs on units 1042 and 1043 have been completed.

Garry Nash made a motion to approve a bid from J & K Builders to repair damage to the sidewalk around unit 200 pending a clarification of several points in their bid. The board first wishes to know what grade of concrete will be used and how many sections of sidewalk will be involved. Darryl Brady seconded the motion. The motion was approved.

Darryl Brady made a motion to approve a bid from Robert Friedman to correct water drainage problems around units 1025 and 1040. Garry Nash seconded the motion. The motion was approved.

NEW BUSINESS:

The Board will seek bids for planting additional trees adjacent to units in the 700 block.

Sheryn Ordway made a motion to approve a bid from Buchi Plumbing to repair a slow leak on one of the fire hydrants in the village. The contract also includes oiling three hydrants, painting all five hydrants, and replacing a gasket on one. Darryl Brady seconded the motion. The motion was approved.

Darryl Brady made a motion to approve a bid from Kurgan's Gutter and Siding to repair gutters and siding on unit 153. Garry Nash seconded the motion. The motion was approved.

Darryl Brady made a motion to approve a bid from Hill's Maintenance to clean gutters throughout the village. Garry Nash seconded the motion. The motion was approved.

Sheryn Ordway made a motion to adjourn the meeting at 8: 40 p.m. Garry Nash seconded. The meeting was adjourned.

The next board meeting will be on March 4, 2008. This will be an executive meeting. The next newsletter will be distributed to units after the March 4th meeting.

January, 2008 Meeting

Heritage Village Condominium Association
Board of Directors Meeting
Tuesday, January 8, 2008

Board Members Present:

Francis Santini, President - 860-2040; Gary Nash, Treasurer - 870-1044; Linda Stone, Secretary – 868-4661; Darryl Brady, Member at Large; Sheryn Ordway, Vice-President - 612-0672.

Also Present:

Dana Tiblier of Belle Management – 646-0012, fax: 646-0074.

A motion was made by Sheryn Ordway to approve minutes of the November 2007 meeting. Darryl Brady seconded the motion. The minutes were approved.

Homeowner Issues:

Unit 1033:

Mr. Wright, owner of unit 1033, came before the board to dispute several issues. The board reminded Mr. Wright that the matters concerning his unit had already been turned over to an attorney and that his presentation would not change the board's opinion. The homeowners have already spent over \$2,400 in legal fees.

Mr. Wright purchased his unit after the amendment to the bylaws of Heritage Village prohibited owners from renting out units to third parties (2004). Mr. Wright claims that he had submitted lease-purchase agreements to the board since renting his unit in September 2005. There is no record of these submissions. Mr. Wright's unit has had four different occupants since his ownership. Dana Tiblier explained that the unit's owner must occupy the unit as their principal residence. Mr. Wright asked why he felt he was allowed to rent for the first year after he owned the unit and Ms. Tiblier explained that until neighbors noticed occupants moving in and out of the unit, the board was unaware of the rental status.

Secondly, Mr. Wright claims to have made repairs to the interior ceiling of his unit and that the association should be responsible for his expenses. These repairs were made in 2005 and no evidence or claims were made at that time. Mr. Wright also claimed that he did not understand that homeowners need insurance for the interior of their units.

Thirdly, Mr. Wright was upset that an incident in 2007, when dogs running loose bothered neighbors, and one dog was found mauled to death, that Mr. Wright received a phone message that was not entirely accurate. The renters at his unit were keeping two large dogs confined in the courtyard of his unit. One was a large pit-bull. One of the loose dogs was a large pit-bull and a neighbor had assumed it belonged to his renters. While the door to the courtyard of his unit was open, the dogs confined there were on heavy chains and were not loose. The facts were better known by the afternoon of the day of the incident and were discussed with Mr. Wright. Frances Santini and Dana Tiblier explained that, despite his renter's dogs were not loose that day, they had been loose in the past, and the renters were breaking the bylaws by confining the dogs on the courtyard in the first place.

Lastly, Mr. Wright asked if he could have roommates living in his unit. Dana Tiblier explained that an owner could have two additional people living with him/her that were unrelated. She stressed that the owner must be the primary occupant.

(Mr. Harris, an attorney retained by the village further clarified the 'roommate' definition. "Mr. Harris said that the legal definition of a single family home is up to 3 unrelated people, however the courts have held that these additional occupants may not be paying rent to the owner when the Association does not allow rental units. This definition would be more for circumstances when a homeowner has a girlfriend/boyfriend, or some similar situation occurring, but no rent is being paid.") Minutes amended 15 Jan 2008.

Mr. Wright confessed that he had not understood the bylaws at the time of purchasing his unit and would pay the attorney fees that he owes the Village association.

Unit 1039:

The owner of unit 1039 submitted drawings and material lists seeking permission to build a storage loft in her carport and remove the center support pole. Garry Nash made a motion to approve the project. Darryl Brady seconded the motion. The motion was approved.

Other homeowner matters:

The owner of unit 143 is considering replacing her storm door. She will submit pictures of her proposed purchase. The owner of unit 166 wishes to cover her patio. She will contact AAA construction for an estimate. If AAA is used, the board will approve. If another company does the project, they will be required to submit drawings or pictures. Frances Santini was given permission to install black wrought iron handrails along their front entrance. This will be done at her expense.

OLD BUSINESS:

Garry Nash made a motion to approve a bid from Legacy Metals to replace chimney caps on units 101, 109, and 406. Darryl Brady seconded the motion. The motion was approved.

Garry Nash made a motion to approve a bid from Electrical Solutions Plus to install additional "lollipop" lights behind units 1019 – 1023 and between units 140 and 142. Darryl Brady seconded the motion. The motion was approved.

The 2008 contract for landscape maintenance was awarded to Head Brothers.

NEW BUSINESS:

The Board will review the budget in the upcoming months to determine if funds are available for planting additional trees.

As required by Metro, the pool will undergo repairs beginning in March 2008.

Bids will be sought for drainage problems at several locations in the Village and for gutter cleaning.

The Board extends its sympathy to the families of Mr. Foggy and Mr. Ramsey.

Garry Nash made a motion to adjourn the meeting at 9 p.m. Darryl Brady seconded. The meeting was adjourned. The next board meeting will be on February 12, 2008. (February 5th being election day.) This will be an executive meeting.

November, 2007 Meeting

Heritage Village Condominium Association
Board of Directors Meeting
Tuesday, November 6, 2007

Board Members Present:

Francis Santini, President - 860-2040; Gary Nash, Treasurer - 870-1044; Linda Stone, Secretary – 868-4661; Daryl Brady, Member at Large; Sheryn Ordway, Vice-President - 612-0672.

Also Present:

Dana Tiblier of Belle Management – 646-0012, fax: 646-0074. Justin Head and Jeremy Head, representing Head Brothers Landscaping; David Johnson, representing Johnson Lawn and Landscaping Company.

A motion was made by Garry Nash to approve minutes of the October 2007 meeting. Darryl Brady seconded the motion. The minutes were approved.

The representatives of Head Brothers and Johnson Lawn gave presentations about their companies' abilities to service our landscaping contract. They answered questions from the board and discussed issues regarding their contract bids. After dismissing the contractors, the board discussed the benefits and drawbacks of each company, as well as other bidders for the 2008 service.

Garry Nash made a motion to edit and revise the proposal made by the Head Brothers Landscaping Company for the company and board's reconsideration. Darryl Brady seconded the motion. The motion was approved.

OLD BUSINESS:

Sheryn Ordway made a motion to approve a bid made by Kirby Pool Service to install photosensitive security lighting in and around the pool area for \$501.00. Darryl Brady seconded the motion. The motion passed.

NEW BUSINESS:

Garry Nash made a motion to approve bids made by Shane McCormack to repair the front landing of units 1030 and 1040 for \$1370.00. Unit 1030 has developed a gap between the stairs and the sidewalk. Unit 1040's stoop is pitching downward away from the front door of the building. Darryl Brady seconded the motion. The motion passed.

There are approximately 20 – 25 trees and shrubs in the Village that are overgrown, improperly planted, or in weak condition, that need to be removed or trimmed in order to protect foundations, sidewalks, or other property. A motion was made by Darryl Brady to accept the proposal by Hicks Tree Service, Inc., to correct this problem. Sheryn Ordway seconded the motion. The motion was approved. The work will be completed after homeowners in adjacent properties are notified by mail.

Garry Nash made a motion to approve the proposed operating budget presented by Dana Tiblier for 2008 with minor revisions. The budget does not anticipate any increase in homeowner fees for 2008. Sheryn Ordway seconded the motion. The motion passed.

Garry Nash made a motion to adjourn the meeting at 10:30 p.m. Darryl Brady seconded. The meeting was adjourned. There will not be a board meeting in December 2007. The next board meeting will be on January 8, 2008 with homeowners invited to attend.

October, 2007 Meeting

Heritage Village Condominium Association
Board of Directors Meeting
Tuesday, October 2, 2007

Board Members Present:

Francis Santini, President - 860-2040; Gary Nash, Treasurer - 870-1044; Linda Stone, Secretary; Daryl Brady, Member at Large; Sheryn Ordway, Vice-President - 612-0672.

Also Present:

Dana Tiblier of Belle Management – 646-0012, fax: 646-0074.

A motion was made by Sheryn Ordway to approve minutes of the September 2007 meetings. Gary Nash seconded the motion. The minutes were approved.

Belle Management Report:

Board members reviewed the financial report submitted by Dana Tiblier. Outstanding work orders were reviewed.

A CD (Certificate of Deposit) has been purchased as agreed at the September meeting.

Board members reviewed the status of delinquent homeowner accounts. There are currently five units whose water has been shut off due to non-payment of fees.

A motion was made by Garry Nash to discontinue legal action to collect settlement on a unit that has gone into foreclosure. Sheryn Ordway seconded the motion. The motion was approved. The association would not benefit from further expenditure of legal fees as the former homeowner has no assets to attach.

Homeowner Participation:

A unit owner suggested the board consider additional sidewalks be constructed in areas where there are none. This will be considered in the future should funds become available.

A unit owner pointed out an area on Liberty Trace, behind units 1019 - 1024 where there are no lights. This stretch of the street is very dark and could present a security risk. Bids will be sought to add “lollipop” lights along this area.

Homeowners and the board members discussed the state of lighting, stray dogs, and dogs off their leashes.

Homeowners were excused from the meeting at 7:30 p.m.

OLD BUSINESS:

Bids will be sought for motion lights to be placed in the pool area.

The clubhouse has now been treated for termites and is guaranteed against future termite damage.

Letters are being sent to homeowners to repair fences and remove dead shrubbery.

Trees that are causing structural damage to foundations or sidewalks will be removed. Bids for this work will be solicited.

Darryl Brady made a motion to proceed with roofing on units 1042 – 1043. Sheryn Ordway seconded the motion and the motion was approved. Units 1035 – 1040 will be scheduled for roofing in the spring of 2008.

NEW BUSINESS:

The Village will host a Bar-b-que on October 6 from 1-3 pm. Flyers were distributed and signs posted.

The swimming pool is now closed for the season and will re-open next summer.

The landscaping contract for the village will expire in November of 2007. Several bids have been received for a new contract.

Board members will review the bids and Darryl Brady will visit some locations that are being serviced by the new bidders to inspect their work.

Frances Santini will place phone calls to seek legal advice on the matter of a homeowner who is seeking to circumvent the by-laws renting a unit that is restricted from renting.

A motion was made by Darryl Brady to adjourn the meeting. Gary Nash seconded the motion. Motion was approved and meeting adjourned at 9:10 pm.

The next board meeting will be held on November 6th at 7 pm. This will be an executive meeting. The December meeting will include homeowners.

September, 2007 Meeting

Heritage Village Condominium Association
Board of Directors Meeting
Tuesday, September 4, 2007

Board Members Present:

Francis Santini, President - 860-2040; Gary Nash, Treasurer - 870-1044; Linda Stone, Secretary; Daryl Brady, Member at Large; Sheryn Ordway, Vice-President - 612-0672.

Also Present:

Dana Tiblier of Belle Management – 646-0012, fax: 646-0074; Wade Dunn – Landscaping Contractor.

A motion was made by Gary Nash to approve minutes of the August 2007 meetings. Darryl Brady seconded the motion. The minutes were approved.

The landscape contract between Heritage Village and Wade Dunn was reviewed. Since our area has experienced a severe drought this summer, many weeks with no rain has eliminated the need to mow the entire property. However, Mr. Dunn agreed that there is still a need to trim around the swimming pool, spray for weeds on black top, sidewalks and curbing, and trim around utility poles and other areas. Mr. Dunn will be supplied with a pool key so he can enter the pool area to blow clippings back away from the water and deck after trimming. Further, Mr. Dunn was reminded that he still had contractual responsibility to pick up branches and shrub clippings each week. Homeowners will be reminded in the next newsletter to bag as many of their clippings as possible and

only leave larger branches that cannot be bagged for the contractor to pick up. Homeowners will also need to leave branches at curbside in the Village and not in grassy areas where the contractor cannot drive.

Belle Management Report:

Board members reviewed the financial report submitted by Dana Tiblier. Outstanding work orders were reviewed. The board agreed to purchase a \$10,000 Certificate of Deposit (CD) to maximize interest income on reserve funds.

OLD BUSINESS:

Several homeowners have received letters requesting that their doors be painted to comply with Village standards. Some roofing is already scheduled for this fall. Other roofing is being prioritized for upcoming repair and replacement. Belle Meade will soon treat the clubhouse for pest control.

NEW BUSINESS:

Several instances of broken or inaccessible water shut-offs to units was brought up. Dana Tiblier will investigate the cost of repairing these problems. Homeowners will be asked via the next newsletter to insure that they know where their water shut-off is located and accessible. The board will attempt to create charts showing the location of each unit's shut-off in the coming months.

There is an overgrown shrub at unit 1017 that prevents access to the area light post. This homeowner will be given the option of having the Village remove or severely trim the shrub in question. Homeowners will be reminded, via the next newsletter, that overgrown shrubs need to be removed or trimmed before these problems occur.

The owner of unit 210 requested permission to replace windows and submitted a bid from a contractor that is not familiar with the Village guidelines. In the case of using a new contractor the board will need to see samples to insure that Village standards will be followed. This homeowner will be asked to consider a bid by the standard contractor used in the Village. If the homeowner chooses, the board will consider further steps.

The Village will host a Bar-b-que on October 6 from 1-3 pm. A flyer will be distributed shortly before this date to remind homeowners of the details.

The swimming pool will remain open until the end of September this year, weather permitting.

A motion was made by Sheryn Ordway to adjourn the meeting. Gary Nash seconded the motion. Motion was approved and meeting adjourned at 9:45 pm.

The next board meeting will be held on October 2nd at 7 pm. This will be a meeting with homeowners.

July 2007 Meeting:

*Heritage Village Condominium Association
Board of Directors Meeting
Tuesday, July 10, 2007*

Board Members Present:

Francis Santini, President - 860-2040; Garry Nash, Treasurer - 870-1044; Sheryn Ordway, Vice-President - 612-067; Linda Stone, Secretary; Darryl Brady, Member at Large.

Others Present: Dana Tiblier of Belle Management – 646-0012, fax: 646-0074

A motion was made by Garry Nash to approve minutes of the June 2007 meetings. Darryl Brady seconded the motion. The minutes were approved.

Several car break-ins have been reported in Heritage Village. Homeowners are reminded to leave their cars locked at all times. Security lights in carports are also recommended.

Belle Management Report:

Dana Tiblier gave a financial report and reviewed the June 2007 financial statement.

Outstanding work orders were reviewed. Several letters have been written to homeowners for various reasons.

Please call Belle Management for any needed repairs.

OLD BUSINESS:

A motion was made by Sheryn Ordway to approve roofing of units 262, 264, 266, and 268, and the carport roofs of units 601, 603, 605, 607, and 609 in August of 2007. Included in the motion were roofs on carports of units 402, 404, 406, and 408 to be done in September 2007. The motion grants the bid by Don Kennedy Roofing Company. Garry Nash seconded the motion. The motion was approved.

Units 1016 and 1020 sustained damage to their carport paving due to broken water mains. A motion was made by Sheryn Ordway to repair this damage, along with repair of four potholes at various locations in the Village by Southern Striping. Darryl Brady seconded the motion. The motion was approved.

Belle Management is soliciting bids for repair of Fire Hydrants in the Village. Three of the seven hydrants were found to produce slightly less than optimal water pressure. This work will be done as quickly as possible after several bids are received.

Sheryn Ordway moved that we repair drainage problems at unit 710 and to fix the steps of unit 1018. Garry Nash seconded the motion. The motion was approved

NEW BUSINESS:

The owners of several units asked permission to make improvements to their units. The results are as follows:

<i>Unit #:</i>	<i>Type of Work:</i>	<i>Motion Made by:</i>	<i>Seconded:</i>	<i>Approved/Denied</i>
Unit 1035	Handrails	Garry Nash	Darryl Brady	Approved
Unit 210	Patio Cover	Garry Nash	Darryl Brady	Approved

Sheryn Ordway, Chairman of the Social Committee, suggested that a BBQ potluck be held sometime in late September. Janet Spencer, BJ Winfree, and Janet Johnson will assist with planning the event. An RSVP request will be published in the August Newsletter to homeowners.

A motion was made by Garry Nash to adjourn the meeting. Sheryn Ordway seconded the motion. Motion was approved and meeting adjourned at 9:00 pm.

The next board meeting will be held on August 7th at 7 pm. This will be an executive meeting.

June 2007 Meeting:

*Heritage Village Condominium Association
Board of Directors Meeting
Tuesday, June 5, 2007*

Board Members Present:

Francis Santini, President - 860-2040; Garry Nash, Treasurer - 870-1044; Linda Stone, Secretary; Darryl Brady, Member at Large.

Others Present: Dana Tiblier of Belle Management – 646-0012, fax: 646-0074

Sheryn Ordway, Vice-President was unable to attend. - 612-0672;

A motion was made by Garry Nash to approve minutes of the April and May 2007 meetings. Darryl Brady seconded the motion. The minutes were approved.

A BIG THANK YOU is extended to Darryl Brady and Mary Jo McKelvy for their work landscaping the front of the clubhouse. Linda and Bill Scott and Linda Stone also helped out. Their volunteer work on this project saved the homeowners hundreds of dollars and is sincerely appreciated.

Belle Management Report:

Dana Tiblier gave a financial report and reviewed the May 2007 financial statement.

Outstanding work orders were reviewed. Several letters have been written to homeowners for various reasons.

Dana has obtained several bids for repairing gutters on units 1019 – 1024 and 1044 – 1049. A motion was made to have the work done by Kurgas Gutter and Siding by Garry Nash. Darryl Brady seconded the motion. The motion was approved.

Please call Belle Management for any needed repairs.

IMPORTANT: All homeowners need to report an emergency contact number to Belle Management. Belle Management's phone number is: 646-0012

OLD BUSINESS:

Belle Management is investigating how best to handle the cleaning of mold on certain units. Bids have been obtained for pressure washing; however, a more practical and less costly option of washing is being checked out.

Garry Nash made a motion to approve a bid to repair paving at unit 1016 and 1020. These units were situated near underground water leaks that have already been fixed but now need some patching to repair the pavement. Darryl Brady seconded the motion. The motion was approved.

NEW BUSINESS:

We now have a website! Please visit <http://www.heritagevillagecondo.com>. The bylaws, Master Deed, rules, and other general information is posted there. You can see the pool rules, information on clubhouse rentals, and pictures of our community. If you have news or pictures to share, there is a link to e-mail information to Linda Stone to include on the website. If you, or someone you know, is thinking of buying or selling a unit, please tell them to visit the website and tell their realtor to do the same. Potential buyers can see the bylaws before buying.

The swimming pool is ready to be opened but is waiting for an inspection by Metro Health Department. When the inspection is completed, a flag will be displayed on the pole in front of the pool. We are all anxious for the opening, but it is out of the hands of the board and the homeowners at this point.

Community Yard Sale was held on June 2, 2007. Many residents reported that the sale was a success. Thanks to all who participated.

A motion was made by Garry Nash to adjourn the meeting. Darryl Brady seconded the motion. Motion was approved and meeting adjourned at 9:30 pm.

The next meeting will be held on July 10th at 7 pm. Homeowners are welcome to attend. We will have as our guest, Frieda Evans, who is running for City Council for 4th District.

May 2007 Meeting:

*Heritage Village Condominium Association
Annual Meeting
Tuesday, May 8, 2007*

Board Members Present:

Francis Santini, President; Garry Nash, Treasurer; Sheryn Ordway, Secretary; - Judy Metcalf, Member at large; Linda Stone, Member at large

Others Present: Dana Tiblier of Belle Management — 646-0012, fax: 646-0074

Meeting called to order at 7:00 by Francis Santini

Roll Call completed by Louise Weinert, Dana Tiblier and Annette Walker.

Quorum was not present.

Motion made by Judy Metcalf to adjourn meeting. Motion was second by Garry Nash.

Meeting was called to order for election of new board members.

A motion was made by Garry Nash to approve minutes of the May 2006 Annual meeting. Motion was second by Judy Metcalf. Minutes were approved.

The nominating committee for new board members was Louise Weinert, Janet Johnson and Dee Forbes.

Nominations for board members were read by Louise Weinert. Nominees were Linda Stone, Becky Woodfin and Daryl Brady.

There were no nominations from the floor. Vote was taken. New board members elected were Linda Stone and Daryl Brady.

Francis Santini gave a thank you to all of the board members for their hard work. Thanks to all of the homeowners who assist the board with various duties. Your help is very much appreciated.

A special thank you goes to Belle Management for their outstanding work. Dana was a big help during the transition process of changing property managers. Dana and Billie have been very cooperative and so nice to work with. Dana was recognized as being very responsive to the homeowner's requests. There has been a tremendous amount of work done over the past year and we thank Belle management for their hard work.

The opening date for the pool has been set for May 28, 2007 or when the flag goes up.

The pool committee for this year consists of Louise Weinert, Annette Walker and Linda Stone. Please notify the committee, if you see any one without a key or violating POOL RULES.

Community Yard Sale will be June 2, 2007 from 9:00 am — 3:00 pm. If you have any questions about the yard sale, you may contact Sharon Forgy at 860-7643. Each homeowner may setup on their carport or you may setup a table in the clubhouse parking lot. The old tables at the clubhouse will be available for use, if you carry the tables out to the parking lot and carry them back in.

If your gutter needs to be cleaned out, please call Belle Management.

Please DO NOT place Political Campaign signs in your yard or windows. This is stated in the By-laws.

Board Meetings will be held the 1st Tuesday of every month at 7:00 pm at the clubhouse.

June 5, 2007 will be an executive meeting.

July 10, 2007 will be a meeting with the homeowners.

A motion was made by Judy Metcalf to adjourn the meeting. Motion was seconded by Carry Nash. Motion was approved and meeting adjourned at 8:00 pm.

April 2007 Meeting:

*Heritage Village Condominium Association
Board of Directors Meeting
Tuesday, April 10, 2007*

Board Members Present:

Francis Santini, President - 860-2040; Garry Nash, Treasurer - 870-1044; Sheryn Ordway, Secretary - 612-0672; Judy Metcalf, Member at large - 860-9118, Linda Stone, Member at large

Others Present: Dana Tiblier of Belle Management – 646-0012, fax: 646-0074

A motion was made by Judy Metcalf to approve minutes of the March 2007 meeting. Motion was second of Garry Nash. Minutes were approved.

A BIG THANK YOU to Belle Management for their outstanding work. Dana was a big help during the transition process of changing management companies. Dana has lots of knowledge in property management and we are very lucky to have her and Billie working with us.

Belle Management Report:

Dana Tiblier gave a financial report and reviewed the March 2007 financial statement.

AmSouth checking and money market accounts are in good standing.

Outstanding work orders were reviewed. Several letters have been written to home owners for various reasons.

Dana is obtaining several bids for cleaning extreme mold buildup on the outside of units.

Please call Belle Management for any needed repairs that you need.

IMPORTANT: All homeowners need to report an emergency contact number to Belle Management. Belle Management's phone number is: 646-0012

OLD BUSINESS:

The clubhouse remodeling project has been completed. Due to damage from termites and carpenter ants, the clubhouse was in need of many repairs. Clubhouse expenditures were reviewed and no loan was acquired for the remodeling project.

If anyone has any good used furniture that you would like to donate to the clubhouse, please see Francis Santini. The furniture must be in good shape. There is a special need for tables. The donation is tax deductible.

The clubhouse is now available for renting. Due to the recent renovations, the usage fee and deposit has been increased. The total cost for renting the clubhouse is \$200.00 which includes a usage fee of \$100 and a \$100 cleaning deposit. The cleaning deposit may be refunded upon walk through.

NEW BUSINESS:

The annual meeting nominating committee consists of DeAnna Forbes, Louise Weinert and Janet Johnson. The committee has presented three nominations for the election of two new board members. Nominees are Linda Stone, Becky Woodfin and Daryl Brady.

The annual board meeting will be May 8, 2007 and sign in will begin at 6:30 pm.

The opening date for the pool has been set for May 28, 2007 or when the flag goes up.

A bid has been presented by Kirby Pools for monthly maintenance and cleaning three times a week. The board asked for two other bids on pool maintenance and cleaning.

The pool committee for this year consists of Louise Weinert, Annette Walker and Linda Stone. Please notify the committee, if you see any strangers or vandalism at the pool.

A motion was made by Garry Nash to approve the bid for gutter repair at Unit 1003. Motion was seconded by Judy Metcalf and approved.

Please watch for carpenter ants in and around your unit. If you notice any of these ants, please call Belle Meade Pest Control Co. at 298-1170.

Community Yard Sale has been set for June 2, 2007. The hours will be 9:00 am – 3:00 pm. Each homeowner may setup on their carport or you may setup a table in the clubhouse parking lot. The old tables at the clubhouse will be available for use, if you carry the tables out to the parking lot and carry them back in.

A BIG THANK YOU goes to Annette Walker for painting the No Trespassing Signs at the front entrances.

Please remember to pick up dog excrement, while walking your dogs.

Please have visitors to park in the overflow areas nearest your unit. It is important to keep the streets open for emergency vehicles.

A motion was made by Sheryn Ordway to adjourn the meeting. Motion was seconded by Garry Nash. Motion was approved and meeting adjourned at 9:00 pm.