

Board Members Present: Francis Santini, President – (615) 860-2040; Robert Fuqua, Vice President – (615) 516-6567; Norma Yarbrough, Treasurer – (615) 868-9276; Linda Stone, Secretary – (615) 868-4661; Darryl Brady, Member-at-Large – (615) 364-3499.

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

### OLD BUSINESS:

Darryl Brady made a motion to approve the minutes of the September 2019 meeting of the board. Norma Yarbrough seconded. The motion passed.

Dana Tiblier gave a report on reserve funds, liabilities, bankruptcies, homeowner correspondence, landscaping problems, and maintenance issues.

### NEW BUSINESS:

Darryl Brady made a motion to accept the budget proposed by the management company for 2020. This budget includes an increase of \$5.00 per unit starting in January. Escalating insurance premiums are largely responsible for the rise. Robert Fuqua seconded. The motion passed.

Darryl Brady made a motion to replace the carport roofs of units 619, 1050, 1064, and 1069. Norma Yarbrough seconded. The motion passed.

The meeting adjourned at 7:45 p.m. The next meeting will be held on Tuesday, November 5, 2019, at 6 p.m. This meeting will be open to all homeowners.

## Lint Free?

By March of 2020, each homeowner in Heritage Village will be required to have dryer vents and chimney flues cleaned. It's not too early to have this done.



The Potluck Dinner on Sept. 21 was a big success. Thanks to all that participated.

## Where does the MONEY GO?



### Unexpected Expenses

In September plumbing repairs ran \$2,200.

## Doing the Budget Math!

The paving of three of our roads this year was a major project, especially when it comes to budgeting. When we pay our condo fee each month, after water, insurance, lawn care, and other expenses are paid, there is only about \$30 left for maintenance and miscellaneous expenses. For example, it takes about 20 years for



that extra from one unit to add up to enough to replace one roof.

There seems to be a myth that extra funds exist for projects. The Village has only the money that is collected in HOA fees.

The paving project is complete. It took years to budget for it.

## 2019

### Homeowners Meetings:

First Tuesday of February, May, August, and November

**6 p.m.**

**at the Clubhouse**