

Subject: Re: Heritage Estates HOA board meeting 3/12/25

On Wed, Mar 12, 2025, 6:28 PM

Attending Bruce Wade, Mike Bowen, Don Breinholt

Bruce set up the meeting to update the signatures on the HOA account at Golden West Credit Union. We got the names on the accounts changed to the current board members. Also the mailing address changed to Bruce Wade's address. We also go Online banking setup so we can access the accounts online.

We discussed the issue of Leaf guards on the rain gutters.

All three board members had done some research into the option.

The research shows that they would cost between \$2000-3000 per building to install. The recommendation of the manufacturers is that they be cleaned once a year. The reviews for the guards is kind of a mixed bag. They do protect from leaves and sticks. Dirt and sand from the shingles clogs the opening of the guards. Snow sits on top of the guards and forms ice which then puts additional weight on the gutters and causes them to sag and pull the gutter away from the roof. The leaf guards would also need to be removed and reinstalled after cleaning the rain gutters.

The consensus of the board is that the Association should not be responsible for them. In the covenants there is a section about Solar panels which states that the owners can install them but the owners are then responsible for all maintenance and roof damage caused by the panels. Thee owners are also responsible for having the panels removed and reinstalled when the roof is replaced.

We as a board feel that leaf guards would fall under those same constraints and responsibilities.

We also discussed cleaning the rain gutters.

We got one bid with another one coming. The bid for cleaning the rain gutters is \$350 per building with trees, \$250 for buildings without trees. Assuming 10 buildings with trees and 10 without that would be \$6000 per cleaning. If we did this it would require an increase in monthly dues of \$12.50 per month per owner.

We also feel that rain gutter cleaning is part of the owners responsibility. Like cleaning the trash from the window wells and cleaning the windows.

Our feeling is that rain gutter cleaning is part of the owners responsibility. We have a couple companies that the owners can contact to have it done.

We discussed the common gardens in the corners around the common area. Some are becoming an eyesore, accumulating trash, leaves, weeds and such. It has been decided by the grounds committee to remove a couple of them starting with the one up by the HOA storage shed. There are two dying trees to be removed, rocks, curbing some plants and bushes to be removed and hauled off. Then the area to be planted in grass. We are currently waiting on two bids to do this.

Some of the curbing has been removed by Dave Powell and Don Breinholt and redeployed to areas along the fence where there were gaps and fill from the other side pushing against the bottom of the fence.

A question I have is do we need to send out these decisions to the members now or can we wait until the summer meeting/picnic?

Please add any corrections and updates to these minutes so they can be approved and added to our annual record.