

Association Meeting Minutes

At least 40 homeowners were represented. Refer to sign in sheet for actual attendance.

Ron Buckner called the meeting to order.

John Newcomer read the minutes of the July 31, 2004 Association meeting. Minutes were approved as read. Motion - Sara Sipos, Will Aldrich

C=Comment Q=Question A=Answer

Discussion:

Accomplishments, Ron Buckner

- Vote May 2004 for Trustees and Officer Selection
- Establish the financial mechanics for the budget; budget was approved; budget became formal in August; fiscal year is August 1 to July 31 each year
- Mailbox stain provided for uniformity of the neighborhood
- Front Entrance: a lot of work has been done: the 'Service Club' from the high school provided some assistance; mulch was applied, electrical hook ups completed; water tap planned; hole bored underground for irrigation and electrical service
- Manage, negotiate and dismiss the previous developer from his obligations (summarized in the last newsletter)
- Homeowners directory
- Two Newsletters
- Plan summer picnic

Treasurer's Report, Dave Lickovitch

Our fiscal year will run from August 1 to July 31

Provided copies of our P&L and balance sheet on a cash basis and an accrual basis

Collections:

Capital reserve \$296 per household = 14,800

Membership dues \$275 each household annual dues = \$13,750

Dave walked through the financial report as provided.

Balance in the Association checking account is \$11,636.77

Dave provided a Vendor Balance Detail including check numbers, dates and amounts

Dave provided a copy of the approved budget noting the approved capital expense items and the \$25 per member cap for Pond maintenance.

Q – Inquiry about the Phillips lawsuit...

A - Discussion continued providing background behind the lawsuit and the settlement agreement. Paul is to move the two trees and deliver on May 13, the perennials we negotiated with him at his expense estimated at about \$3800, that otherwise would have been our expense.

Discussed the chronology of events surrounding the funds in the association bank account

Q - Brandt Cook indicated the trustees refused to provide him information.

Ron Buckner stated that Brant was in Ron's home on December 11, 2004 where Ron "provided great detail and answered every question" on this subject. Further, Dave indicated that the following documents were provided to Brandt at that meeting:

- Copy of preliminary budget
- Covenant & Deed restrictions
- Code of Conduct
- Copy of the prior two meeting minutes
- Copy of the Fall newsletter

C - Brandt Cook "... I showed up"... "to meet with Ron Buckner...(the purpose) to meet was to set the record straight for everything that was happening because of lack of communication, I did not receive emails for meetings. I did not receive any copies of anything until that meeting."

C - Another homeowner commented that he himself, had received communications

C - Homeowner commented that our trustee and officer positions are volunteer positions and not paid positions.

C – Another homeowner commented that we, as neighbors are trying to establish a new association and recognize this is a learning experience for us all. Things are moving forward, let's focus on that. Focus on the positive.

C - The Trustees desire to set up a web site so we can improve communication with all homeowners.

Dave wanted to highlight that the total Capital expense budgeted for the irrigation and boring came in below our estimate and may permit us to include lighting.

Dave suggested as an idea, we consider any other excess might be escrowed for a South entrance.

Planned Activities, Andrew Barrett

We had a nice gathering at Kinsale

May 14 will be a front entrance planting day, need volunteers

Thank you to Dave Lickovitch, Cindy Dawson and Karen Hammond-----for helping with the settlement agreement.

Thank you to Keith for helping with the fertilizer & top soil with the front entrance

Sara Sipos suggested and offered to coordinate a neighborhood garage sale May 21

June 11 Homeowners association picnic

July 16 – Golf outing (each individual's own expense)

Trustee Election to Replace President Vacancy

Ron will be resigning. Nominations are requested and an election will be held for a new Trustee

Q - About considering a third party management company

A - This was researched earlier with agencies like Sterling Management. Generally they have a minimum number of homeowners and we may not have enough homes to get a favorable rate. They charge a management fee to pay bills, collect the money and do little else. Trustees are still required. Robin commented that these firms do not have any better financial rigor or quality than we are currently providing. In fact this is better.

Q - Will the new Trustee term coincide with the existing Trustees.

A - Bylaws are silent on length of terms. We think this and other issues may need to be considered, but it takes a majority of homeowners to approve changes in the by-laws. The Trustees recommend a sub-committee look into this. The Trustees also think the positions should be rotated so continuity can be maintained as new Trustees are elected.

Nominations for Trustee:

Nominee	Nominator	Second
Bently Collier	Ron Buckner	Scott Hammond
Will Aldrich	Steve Witt	Brandt Cook
Karen Hammond	Dave Lickovitch	Andrew Barrett
Jeff Bakos (declined)	Brandt Cook	
Rex Robbins	Brandt Cook	Ron Buckner
Alan Steginsky	Ryan Koski	Dave Lickovitch
Keith Conard	Andrew Barrett	Ron Buckner

Nominations Closed

Establish Subcommittee / Objectives

Suggested four subcommittees

Social & Welcome: <ul style="list-style-type: none">• Sara Sipos• Shelly Evans• Amber Robbins• Penny Cook	Architectural & Landscape <ul style="list-style-type: none">• Phil Bently• Bently Collier• Bill & Annette Malone• Julie Aldrich• Allan Steginsky
Bylaws <ul style="list-style-type: none">• Brant Cook• Karen Hammond• Rex Robins• John Evans• Cindy Dawson• Jason Sipos	Pond Care & Drainage / Retention <ul style="list-style-type: none">• Cindy Dawson• Jason Sipos• Jeff Bakos• Keith Conard• Mike Stefanik• Steve Witt

Each Subcommittee to have a chairperson

OPEN DISCUSSION:

C – Concern about construction trucks in the new neighboring development passing through our development.

C – Continuity of entrances

Q - What is the status of Phase I, II & III

C – Merge with Phase I & II Early in our history Phase I & II officers informed us of their requirements to be able to merge. The most notable condition required that we tear down our entrance sign and pay to design and install a comparable sign to the sign on the South entrance. Some feel the developer caused some of the issues that impeded the merger. After much research by some of our homeowners it becomes clear that there are deed and covenant issues, township issues, county issues and EPA issues all related to water retention. These need to be carefully considered before we make a decision to merge.

Meeting Adjourned

Submitted by John Newcomer, Secretary