

# Seldom Seen Phase III Association Meeting Minutes

May 22, 2004

10:00 A.M.

Liberty Hall, Powell, OH

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The meeting began by collecting home owner votes for Elected Officials.

Votes were tallied by Jason Sipos, Cindy Dawson and Bently Collier.

Voting results:

Ron Buckner.....	19
Andrew Barrett.....	16
Dave Lickovitch.....	12
John Newcomer.....	10
Will Aldrich.....	9
Jeff Boll.....	9

The meeting was turned over to the newly elected officials, congratulations offered.

Andrew Barrett -Desire to make the sub-division as nice as possible

Ron Buckner -Need to appoint officers, establish subcommittees  
-Paul Phillips' attorney will relinquish original documents  
-Entryway will be finished

Dave Lickovitch -Would like to establish subcommittee

Will Aldrich asks about fees. Ron Buckner (stated) probably a one-time fee plus annual to be determined.

Ron Buckner - Paul (Phillips) does not want to fulfill irrigation commitments  
- Need to determine care of entry / lawn care

Offer to look into Sterling Commerce Mgmt. Co. to care for pond and entry

Cindy Dawson -look into legal ramifications plus responsibilities

Dave Lickovitch -issues have been researched, attorney will be consulted

Bently Collier -must address pond

Ron Buckner -accepts Cindy's idea to send out a fact sheet

Cindy Dawson -In her opinion the association can be sued if it assumes responsibility for water (pond)  
plus the entry  
-"Attractive nuisance" is the revised standard for liability

Discussion ensued about similar sub-divisions

Question about "Phase 4" R&H community – Powell

Suggestion (was voiced) about the (need for a) distinction between M/I, Dominion phase and the back entrance (to our subdivision) on Bakircay.

Discussion:

R&H told buyers pond would be taken care of.

Discussion:

(Maintenance, care, cost, appearance and continuity of the Rutherford street entrance.) Straw vote: who would like to take care of the entrance? Property owners. (At least one property owner adjacent to Rutherford stated he preferred to care for the street portion himself.)

Discussion:

Recommended Subcommittees:

- Social
- Architectural Review
- Budget

Discussion:

Monthly Newsletter

Discussion:

Schematic of who lives where (is desired)

Discussion:

Board appoints officers – only President must be trustee

Discussion:

EPA liability issues discussed (if the pond is over or under chemically treated)  
Suggested using a professional water care service (to assure balance)

Discussion:

Irrigation issues with respect to tree line behind Bakircay. (Webb development is causing water to back up to lot lines flooding the base of the tree line and threatening the survivability of the mature trees.)

Next meeting – within one month

- 10% of association can (is needed) to call a meeting

Meeting Adjourned

Minutes by Jason Sipos

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**May 22, 2004**

**(approximately) 10:30 A.M.**

**Liberty Hall, Powell, OH**

Immediately following the meeting a second meeting was convened with the newly elected Trustees. Officers were elected by the Trustees as follows:

- Ron Buckner as President
- Jeff Poll as VP
- Dave Lickovitch as Treasurer
- John Newcomer as Secretary.

Dave Lickovitch selected a subcommittee for budgetary / finance related issues which are Will Aldrich and Bentley Collier

Minutes by Ron Buckner

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Submitted by John Newcomer, Secretary