

Association Meeting Minutes

August 25, 2012

9:00 A.M.

Liberty Township Hall, Powell, OH

Meeting called by: Directors

Facilitator: Will Aldrich (President)

Purpose: Annual Budget Meeting

Attendees on record: 12 homeowners representing 10 lots were present. Refer to sign in sheet for actual attendance.

PRESIDENT'S CALL TO ORDER

Will Aldrich (President/Trustee) called the meeting to order.

Mr. Clark of the Liberty Township Fire Department discussed the upcoming 6.6 mil tax levy.

SECRETARY'S REPORT:

Discussion: John Newcomer (Secretary), presented the Minutes from the Aug 20, 2011 annual meeting. They were read and approved as submitted.

C=Comment home owner Q=Question A=Answer or comment trustee

TREASURER'S REPORT:

"Dave Lickovitch (Trustee/Treasurer) reviews the Treasurer's report for 2011-2012:

❖ Profit & Loss

- Our dues of \$275 per household yields the \$13,750.00
- "Miscellaneous Income" is for the luminaries
- Insurance about same as prior years
- Maintenance included Annual Irrigation Backflow test as required at our entrance
- Accounting fees about the same
- Other Expenses: \$215 cost to file a lien on a property

❖ Balance Sheet

- Cash position is shown on Balance Sheet as provided
- The \$500 line item is for opinion letter - expensed

❖ Proposed 2012-2013 Budget:

- Discussed reduction of dues since we have good reserves proposed dues of \$240 down from \$275
- Website upgrades being investigated

Discussion followed:

- Some recommended raising dues and spending the reserve to accelerate development improvements
- Cyndi Dawson (Trustee) stated that we need to have our committees, including the Architectural Review Committee (ARC), up and running. Also that by statute we are required to have adequate reserves to replace/repair and with property improvements the amount of our reserves and insurance also must increase.
- Street signs were discussed, volunteers are needed to move this forward. ACTION: Assign the Architectural Review Committee (ARC) to implement the street sign upgrade
- Front entrance had not moved because of all the other polarizing issues we encounter. Easements for front entrance were originally conveyed to homeowners but not the HOA. This has since been resolved. We have plan options but need the four member Architectural Review Committee (ARC) and three Trustees to engage to move this forward. A special assessment would be required.
- Action: Do the signs as the next project

MOTION: Dave Dragoni - "Retain the dues at the \$275 current level"

SECOND: Cyndi Dawson (Trustee)

APPROVED with no opposed votes

MOTION: Cyndi Dawson (Trustee) "Motion that the additional sums of money to be retained at the \$275, that currently is not contained in the proposed fiscal (un-amended) budget, a line item be created within the "Landscaping" for signage and the addition sums of moneys collected above the (proposed) \$240 of \$35 per household be moved into that specific line item." (\$1,750 total)

APPROVED without opposed votes

MOTION: Tamie Kondoff "Approve the 2012-2013 Proposed Budget as amended."

Second: Pat Coyle

APPROVED without opposed votes

OTHER BUSINESS:

❖ Cyndi Dawson (Trustee) - Members of the Architectural Review Committee (ARC) need to be approved each year.

- Activities include
 - Develop Design Guidelines
 - Street Signs
 - Entrance

MOTION: Dave Lickovitch (Trustee) " Motion to extend Andrew Barrett, Jeff Gouhin, Jerry Wallace, Keith Conard on ARC through next year.

Second: Dave Dragoni

APPROVED without opposed votes

DISCUSSION:

❖ Dave Lickovitch (Trustee/Treasurer) - We have a formal Complaint Procedure on our website. Most complaints have come verbally. Some properties have declined for various unfortunate reasons and some have been in violation of our HOA guidelines.

- ❖ Be considerate of neighbors, be aware
- ❖ Talk with your neighbors
- ❖ Keep the neighborhood looking good
- ❖ Enforcement may become necessary for egregious issues
- ❖ Consider annual letter or email on lawn tips

❖ Pat Coyle - Mail box color provides no contrast to numbers - safety issue

MOTION: Pat Coyle "Motion to replace existing black mail box house numbers with numbers with greater contrast"

Second: Mark Stevens

APPROVED without opposed votes

DISCUSSION:

❖ Cyndi Dawson (Trustee) - Luminaries have been difficult for some therefore suggest we not do it this year. A burden to the few volunteers; interest seems low; some are gone over the holiday. No volunteer offers to take on the task this year. Conclusion is to stop this activity for 2012. Consensus of homeowners in attendance agree.

- ❖ Will Aldrich (Trustee/President) - Summary of 2012 special meeting initiated by Pond property owners seeking financial obligations on the part of the whole HOA. The Trustees sought and obtained a legal opinion on this matter with the following conclusions:
 - The Trustees agree with that legal opinion while others may have differing views
 - Best for pond owners to establish a separate association
 - Do not need all pond homeowners to agree to establish this new Pond Owners Association (POA)
 - The estimated cost to establish may be \$1200
 - Several of the homeowners present at this meeting offer to personally provide funds to offset the cost of establishing this POA.

Following this discussion the meeting was adjourned

Submitted by John Newcomer, Secretary

Approved by vote