

Woods on Seldom Seen Phase III Association Meeting Minutes

August 17, 2013

8:30 A.M.

Emily Traphagen Preserve Shelter, Powell, OH

Meeting called by: Directors
Facilitator: Will Aldrich (President)
Purpose: Annual Budget Meeting

Attendees on record: 18 homeowners representing 15 lots were present. Refer to sign in sheet for actual attendance.

PRESIDENT'S CALL TO ORDER

Will Aldrich (President) called the meeting to order.

SECRETARY'S REPORT:

Discussion: John Newcomer (Secretary) presented the Minutes from the Aug 25, 2012 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 2012-2013:

- ❖ Profit & Loss (Items of Interest)
 - Our dues of \$275 per household yields \$13,750.00.
 - Larger mowing expense than prior year due to weather.
 - Installation of street signs added to budget expense *see "Fixed Assets:" under Balance Sheet.
 - One property has not paid dues. We have a lien on that property. It may go to sheriff's sale.

- ❖ Balance Sheet
 - Fixed Assets: Irrigation, lighting and signs classified as Fixed Assets.
 - Cash position is shown on Balance Sheet as provided.

- ❖ Proposed 2013-2014 Budget:"
 - Keep dues at \$275 per household.
 - Allocated budget similar to last year.
 - Due to the increasing need for maintenance the budget was increased for mowing expense, drainage, stone work and irrigation maintenance at the entrance.
 - Cyndi Dawson (Trustee) - Collected estimates for suggested updating/improving of the front entrance.
 - We have a quote of \$650 for stone work and drainage.
 - Annual Spring clean up of overplanting and grasses estimated at \$135.
 - Add Red Burning Bush and Sedum and other plants estimated at \$750.
 - Discussion: Trees are becoming diseased. Dead trees are the responsibility of the homeowner unless in common area of the Homeowners' Association at the front entrance. Approval by the ARC is required to remove large trees, however an exception permits the removal of diseased or dead trees.

Motion: Pat Coyle

"Move the Financial Report and Budget be approved as submitted."

Second: by Andrew Barrett

Approved without exception

- ❖ Cyndi Dawson Discussion of the Architectural Review Committee (ARC)
- Consists of the Trustees and four others as nominated.
- One year term but may extend their tenure unless others volunteer.
- All existing members are willing to stay on for another term and since no one else volunteered they will remain.
- Objective is to maintain quality and value of the neighborhood through consistency, safety and overall appeal. This relates to substantive modifications such as changing exterior colors of the residence or significant landscaping changes among other issues. Refer to Rules and Regulations

Motion: Pat Coyle,

"Move to re-nominate existing members to the ARC"

Second Rick Kondoff

Approved without exception

- ❖ Discussion/Questions:
- Question about Sheriff's sale of the property on Bakircay Lane. How does Sheriff's sale work? Winning bidder must have 10% down and must have all the money within 30 days to close.
- Question about the pond. Pond is not common ground or part of the association. Homeowners Association does not put money into the pond because it is private property and members have not come to consensus as to solution. We have had a long history and sought legal counsel who recommend the pond owners form a Pond Association independent of the HOA.
- Mailboxes look dated. Can we change the boxes for a fresh look, perhaps metal boxes and posts. Cyndi, these are the property of the homeowners and while we can modify the existing guidelines, we would risk losing uniformity unless all homeowners adopted the new design.

- ❖ Meeting Adjourned

Submitted by John Newcomer, Secretary