

# Woods on Seldom Seen Phase III Association Meeting Minutes

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August 22, 2015      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: 15 homeowners representing 12 lots were present. Refer to sign in sheet for actual attendance. Aldrich, Bently (2), Dawson, Duplessis (2) T. Harris, Henderly, Khalilieh, Lickovitch, Schrepferman, Stefanik, Wallace, Wong (2)

## **PRESIDENT'S CALL TO ORDER**

- Will Aldrich (President)-called the meeting to order?
- Will Aldrich will be acting Secretary until replacement is found.

## **SECRETARY'S REPORT:**

Theresa Harris presented the Minutes from the Aug 23, 2014 annual meeting. The minutes were approved as read.

## **PRESIDENT'S REPORT ON FRONT ENTRANCE**

- Drainage issues causing problem this past spring and in past years
- Wall collapses each year due to drainage issue
- Board made decision to remedy drainage issue on East side of Bakircay Ln- HOA shared cost with homeowner (Schrepferman)
- Unusual expense and wall will also be needing to be addressed
- This was the reason clean up and mulching was delayed to July

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

## **TREASURER'S REPORT:**

Dave Lickovitch (Trustee/Treasurer) reviewed the Financial Statements for 2014-2015:

### 2014-2015 Financial Statements

#### *Income Statement*

Consistent with prior years

- Dues of \$225 per household yields \$11,250 -reduction from prior years.
- Liability and D & O insurance has increased-Last year \$405 for each item. Just received bill for this fiscal year and increased to \$467.50 each
- Major expenses associated with front entrance-mowing, fertilization & landscaping
- Legal fees incurred due to filing of lien on foreclosed property. HOA recovered these cost and dues
- Landscaping (other)-this was cost associated to remedy drainage issue on East side of Bakircay Ln. Board voted to spend funds and share cost with homeowner (Schrepferman). HOA and homeowner split cost proportionally. Cost incurred \$1890.00

### *Balance Sheet*

Accounts Receivable: There are no unpaid dues for 2014-2015. All association members have paid the \$225 annual fees. The HOA has a collection policy for unpaid dues on our website.

- HOA capitalizes hard assets to carry original cost on Balance Statement. This differs from normal GAAP account. We are non-profit and do not depreciate assets. We carry forward so members can see past history.
- Have small Accounts Payable-mowing expense from July
- The Directors began discussion about repairing or enhancing the front entrance at Rutherford Rd. –Please refer to General Discussion section below

Q- Yim Wong- Do we have any receivables?

A- Dave Lickovitch- all dues are collected. Did file liens to collect past due dues 8811 Filiz Ln and 8641 Bakircay Ln. Cost is recoverable with the scope of our D & C. HOA has collection policy and we will work with homeowners when hardships happen.

### **Proposed 2015-2016 Budget:**

- HOA officers suggest increasing dues for this year to \$300 -Yields \$15,000  
Reasons: Cost associated with significant repair of entrance stone walls-Quote is \$5,000  
Irrigation system also need repaired due to wall deterioration
- Balance of allocated budget similar to last year with increase to insurance and mowing expense. Majority line items consistent with past years.

Q- Yim Wong- What is coverage limit of liability insurance?

A- Dave Lickovitch- It is \$1,000,000

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

**Sam Khalilieh-Second-Jeff Schrepferman-Approved without exception.**

### **General Discussion- Front Entrance:**

C-Jenson Wong-Front entrance needs improvement compared to other entrances

A- Will Aldrich- HOA has considered overhaul of front entrance in past without achieving consensus.

Cost estimates ranged from \$60K-\$120k

A- Dave Lickovitch-HOA could not get approval from prior homeowner (east side of entrance) at that time-stalled project

C-: Jerry Wallace asked if the Association should replace versus maintain the wall.

R: Cindy Dawson, Trustee suggested budgeting for a minimum to maintain. Look to the future for enhancement.

C: Sam Khalilieh asked if we should allocate the money for the wall and maintenance.

R: Dave Lickovitch responded that part of the problem is participation of the Association. There is balance between what look appealing to all and what is affordable.

Continue discussion and inquiries:

- What is the quorum?
- Don't want to compromise on cost and features. We have tried and failed in prior years.
- Budget money for the wall.- This may require assessment.

- How long will the wall last?
- We need a permanent fix. People are not happy with the look of the front entrance.
- What can we do behind the wall?
- Have homeowners in the process.
- What can we do to repair the walls?

Motion: by Jerry Wallace to allocate this task to the Architectural Review Committee. Second: Cindy Dawson.

The last step is collecting the money to do the work.

C: Jenson Wong inquired about needing money to improve the community. A smaller team is needed to collect the opinions of the community. Jenson wants to inquire about painting of bridges.

R: Possibly use Survey Monkey as a way to communicate what the neighbors desire to allocate money for improvements. If someone has an idea send inquires to the Directors and a survey will be sent out for feedback.

### **Proposed Design Guidelines**

- Deed & Covenants require we have Design Guidelines approved by membership vote (majority attending) at meeting
- Will help provide ARC structure for approving matters in HOA and provide consistency as to community desires.
- Helps provide balance or direction between what homeowner is asking for while keeping harmonious with community
- One recent project submitted to HOA. Proposed Design Guidelines were provided as example to help assist homeowner with providing their architect guidance.

**Motion to Approve-Regina Duplessis- Second-Sam Khalilieh. Approved without exception**

### **Architectural Review Committee (ARC) Discussion-Cyndi Dawson**

- Consists of the Trustees (one collective vote) 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- if no one else volunteers they will remain.
- All major projects are handled by ARC (Architectural Review Committee)

ARC 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. Process has worked well.

Seeking volunteers for ARC- - Steve Henderly volunteered

**Move to nominate Steve Henderly, Andrew Barrett, Keith Conard, Sam Khalilieh and Jerry Wallace to ARC" Motion to Approve-Dave Lickovitch- Second Will Aldrich-Approved without exception**

### Open Positions-Secretary

- No other volunteers for other board positions
- Theresa Harris has resigned as HOA Secretary- New Secretary needed.
- **Jerry Wallace nominated** (Dave Lickovitch –motion/Theresa Harris-second) for Secretary-**Approved without exception**

### Property Condition

Members of ARC and neighbors have voiced issues with the one property in neighborhood  
Our **Deed and Covenant Restrictions ARTICLE V (n)**

- “no Lot or Improvement shall be permitted to become overgrown, unsightly or fall into disrepair, and all buildings and Improvements shall at all times be kept in good condition and repair and adequately painted or otherwise finished, and all lawn are to be neatly maintained.”

### **ARTICLE V (o)**

- “No drainage ditches, cuts, swales, impoundments, mounds, knobs, or hills and no other physical improvements or elements or the landscape or terrain which control or determine the location of flow of surface water and drainage pattern, may be destroyed, altered or modified by or at the direction or with the consent of any Lot Owner without the prior consent of the ARC....”
- This needs to be addressed by HOA and it is a uncomfortable situation for officers
- Situation has existed for some time
- Cannot obstruct water flow in ditches
- HOA will follow established notification and enforcement procedures
- HOA will provide suggestions

Q-“Has this been addressed with homeowner in the past”

A-“Informally over time. Cattails (or plantings) were cut down in past but not remedied

### Street, Speed, & Stop Sign/Post Update

- **2012** Federal Gov’t re-wrote reflectivity standards-Intent was to ensure reflectivity
- **2013**-Ohio Adopted Standards and Grant money offered- Liberty Township applied for grant money
- **2014**- HOA received letter last fall indicate all speed and stop posts/signs would be replace by December 1, 2014. Liberty Township receives grant money and free stop and speed signs- mandates our neighborhood and 9 other communities in Township that do not meet guidelines for replacement of current decorative signs/posts with steel post and larger signs (new signs are larger and are recommended for expressway and rural areas)
- HOA went township and presented research indicating intent of standards in to ensure reflectivity- Township received “free money” and did not take into consideration the impact to communities with decorative post/sign as with WSSIII. As a result, one year extension was granted.
- 2015- HOA exploring options -looking into retrofitting posts
- 2015- Liberty Township Administer associated with letter apparently dismissed from positon with Township-acting Director. Standards are vague and possibly open to interpretation.
- HOA emailed township for update last month- no response-We will need to attend Township Meeting to get update

- Phase I & II one recently install sign and post similar to those in our Phase. These sign also do not meet all the requirements of standards (Height)

**Social Event Coordinator**

Dave Lickovitch-nominates Andrew Barrett- Andrew has volunteered

**Cyndi Dawson-motion Will Aldrich- Second. Approved without exception**

**General Discussion**- Trash Cans- should be kept in garage or screened out of sight of street

❖ Meeting Adjourned

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Submitted by Theresa Harris, Secretary