

# Woods on Seldom Seen Phase III Association Meeting Minutes

August 27, 2016 8:30 A.M.

Liberty Township Hall, Powell, OH

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

Attendees on record: 21 homeowners representing 18 lots were present. Refer to sign in sheet for actual attendance.

## **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:**

Dave Lickovitch presented the Minutes from the Aug 22, 2015 annual meeting.

**MOTION TO APPROVE-** Jensen Wong

**SECOND-** Jeff Bakos

The minutes were approved as read.

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

## **TREASURER'S REPORT:**

Dave Lickovitch (Trustee/Treasurer) reviewed the Financial Statements for 2015-2016:

### 2015-2016 Financial Statements

#### *Income Statement*

- Dues of \$300 per household yields \$15,000
- 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 in the \$3,600-\$3,800 range
- Most expenses in line with past years for general operating items
- At 2015 annual meeting-measure was approved to expense \$5000 in 2015-2016 budget for the repair of the entrance stone wall. If repair was not feasible, this expense was to be escrowed for entrance redesign project in future.

#### *Balance Sheet*

- Cash on Hand is \$55,000
- 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.
- The \$5,000 expense (see income statement section) is shown on Balance Sheet as a liability (Reserved for Future Expense) until realized.

*Statement of Cash Flows-as presented*

Q- Sam Khalilieh- Did we recover the legal fees and associated cost with the liens for the delinquent dues?

A- Dave Lickovitch, Treasurer- Yes, all costs recovered and dues are current. (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.)

**Front Entrance-Presentation of Proposed Re-Design:**

Will Aldrich

Process:

- Retaining stonewall has been a problem and is not sound. HOA has continued to spend to repair and wall continues to collapse.
- Discussion at meeting last year turned from repair to redesign of entire entrance
- HOA hired landscape designer to provide design concept-final concept is located on our website.
  - Design has similarity to Seldom Seen Entrance-
  - Looking for symmetry and over all please appearance
  - Signs will be a diagonal to intersection radius of Bakircay Ln. and Rutherford Road.
- HOA solicited 5 contractors and later narrow down to 3
- Bids-one at \$74,000; second at \$77,000; third \$56,000 (all excluding tax, east side sign, electric, irrigation, and lighting)
- Prior attempt to address entrance in 2008 failed perhaps due to no consistency

Proposal:

- HOA needs to retain Operating Reserve of \$10,000 and use or cash surplus toward entrance design
- Plan is to start hardscape in fall and complete with soft scape in spring
- HOA will be proposing onetime fee of \$150 added to annual dues for planting in spring

Q- Theresa Harris-There are three bids?

A- Will Aldrich- Yes, Myers Landscape-\$74,000; Terra Landscape-\$77,000; Kleinhenz-\$56,000

Q-Theresa Harris- do we have records of bids and references on contractors?

A-Will Aldrich-We do, we like Kleinhenz and they have done work for some folks in the neighborhood

Q-Jensen Wong-Do we have warranty on work?

A-Will Aldrich-5 year on hardscape/1 year on plantings

Q-Jeff Bakos-How will contractor be paid?

A-Will Aldrich-out of surplus until dues are collected-50% of hardscape up front-approx. \$16,500 in fall; balance upon completion. Plantings will be paid upon completion in spring

#### General Discussion-

- Concern about contingency for unforeseen problems.
- Entrance will not close during project.
- Lighting has been vandalized in past. New lighting will be mostly well lighting on trees and signs.
- Plantings will require maintenance-irrigation will be back on in spring

#### **Proposed 2016-2017 Budget:**

- HOA officers suggest increasing dues for this year only to \$450/home. Total of \$22,500
  - Reasons: To complete proposed entrance project as presented
- Total Rutherford entrance project cost is expected at \$60,000 including electrical, irrigation, lighting.
- Propose utilizing cash (\$54,000) to pay for initial cost of project plus dues to complete project
- Budgeted \$2,500 annually for mowing, \$800 for mechanicals
- Balance of allocated budget similar to last year with increase to insurance and mowing expense.

#### General Discussion

C- **Bakos**-pond and association dues costing me \$1000/year

A- **Lickovitch**-Pond issue is well documented as private property, HOA hands ties until there is an entity to work with as HOA as no room to act as there are not easements or common ground.

A-**Aldrich**- Offer was made 2 -3 years ago of \$2000 by Aldrich and Lickovitch to personally pay legal costs of setting up entity.

C-**Bakos**-this can be hard for some families to pay

A- **Lickovitch**- HOA has been flexible in past with allow members to pay dues over time. Will work with those whom may have issues

Q-**Aldrich**- "any questions specific to what we are proposing on the entrance

C-**Mike Stefanik**- -Why are we spend this amount of money? The amount of money is an obscene amount of money being spent to get instant entrance

- do something less expensive and more simple-there are contractors who will do it for less

C-**unknown**- Who? Do you have estimate?

C-**Stefanik**-Adding more money is not appropriate, I strongly object, I will not vote for this

- You guys are trying to scare everyone in the neighborhood on everything.

C-**Stefanik**-Dave (Lickovitch) switched the time of this meeting from prior years after I requested a different time.

- the amount your proposing is unfair.

-What you are trying to do is suggest, Will, we take on all the responsibility of liability. We (pond owners) are paying \$1.5million (umbrella insurance) to take on pond responsibility.

-This is why we refuse to set up a pond association.

- When you fixate on a subject matter you then have to justify your reasons. I'm sorry you spent so much time and effort on this entrance. You should reconsider this.

Q-**Lickovitch**-Mike, why is it each year you are the sole person who refuses to pay his dues?

C-**Stefanik**-I can answer that very simply, it's out of principle!

A-Lickovitch-the meeting times are announced 30 days prior and have been consistent times with past years. Show me an email where you requested this? We set the agenda for this meeting and we will discuss other business at the end of the meeting.

C-Aldrich- Mike if you would have been here at the beginning of the meeting, you would have heard the facts

Q-Jolene Nagel-I missed last year's meeting-So you budgeted \$5000 for the patch repair and will apply to new project?

A-Aldrich- Yes, we will apply toward paying for the new project

C-Jeff Bakos-wants more communication or more open process

A-Dave Lickovitch-website contains all relevant HOA information. The primary function of the website is to provide a venue for members to have information. Trustees have limited time to manage HOA. There is also a lack of involvement when information is offered; folks do not show up or participate. The low attendance at this meeting is an example.

C- Jenson Wong & Dick Esler website contains Malware

A-Dave Lickovitch-website being addressed to correct issue

C-Pat Esler-We need to re-visit the pond- we do not live on the pond but support addressing it

A-Dave Lickovich-No common element for HOA to govern-Will Aldrich and I offered 3 years ago to pay entire legal cost to set up pond entity-we need entire community to come together to address this.

C-Bruno Harris- we have to make a decision (if this front entrance passes) if we are going to pay to take care of pond.

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

-**Second-**

**19 votes- 17 for 2-against 0-sustain**

**Budget Approved**

### **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- - Pat Esler and Bill Malone volunteered

**Move to nominate Steve Henderly, Pat Esler, Keith Conard, Bill Malone to ARC"**

**Motion to Approve-Cyndi Dawson- Second Jeff Bakos**

**Approved without exception**

### **Open Positions-Secretary-Will Aldrich**

- No other volunteers for other board positions
- Jerry Wallace has resigned as HOA Secretary- New Secretary needed.
- No volunteers for position. Position vacant

### **Property Condition-Will Aldrich/Dave Lickovitch**

- Concern was expressed to the board about overgrown lawns, lack of trimming and weed control in yards. Deed Restriction define limitation. We do have ability to remedy
- Members of ARC and neighbors have voiced issues with the one property in neighborhood- Homeowner did not respond well when approached. This is delicate situation. If you have a concern, you should contact the HOA my email or in writing and we will do our best to address the situation.
- We need to follow what is established by the neighborhood in our D & C Restrictions.

### **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 an 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

### **Street Re-paving**

- Pat Esler inquired about repaving of our streets-Chip and Seal process not acceptable contact Matt Hoffman @ Liberty Township
- Pat Esler volunteered to take letter to neighbors to send to township

## **Social Events**

Theresa Harris-how can we make our association more inviting to new neighbors –send out welcome for new neighbors –

Q-Cyndi Dawson- Is someone interested in volunteering to be social chair

C-Jolene Nagel suggest block party, taco truck during away OSU football game.

❖ Meeting Adjourned

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Submitted by Will Aldrich, Acting Secretary