

Woods on Seldom Seen Phase III

Association Meeting Minutes

August 12, 2017 8:30 A.M. Emily Trapphagen, Preserve, Powell, OH

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

Attendees on record: 18 homeowners representing 15 lots were present. Aldrich, Alitizer, Barrett, Carpenter, Dawson, Esler, Henderly, Khalilieh, Lewis, Lickovitch, Rich, Stevens, Witt, Wong, Yahner

PRESIDENT'S CALL TO ORDER

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

SECRETARY'S REPORT:

Dave Lickovitch presented the Minutes from the Aug 27th, 2016 annual meeting.

MOTION TO APPROVE- Sam Khalilieh

SECOND- Mark Stevens

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 2016-2017:

2016-2017 Financial Statements

Income Statement

- Dues of \$450 per household yields \$ 22,500
- Front Entrance-Expensed \$7,000 for softscape (part of entrance re-do) and Capitalized Hardscape to Balance Sheet. (We do not follow GAAP as HOA is not for profit) \$600 -Other expense was for sign permit from Liberty Township for second sign (formerly only one sign at entrance)
- D & O Insurance -\$960-slight increase over prior year
- Mowing Budget \$2,500/actual - \$2,300 Fertilization- just over \$808/ \$1,995-Mechanicals- includes all electrical/lighting/ and repairs-slightly higher than expected
- Purchased Quick Books \$195-need to update software (was outdated would not run)
- Website-Expense up due to Domain name renewal and Malware remedy cost
- Income Statement-shows profit due to use of Capital Reserves and lack of depreciation expense

Balance Sheet

- Cash on Hand is \$10,036
- 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. Hardscape is carried on BS as new fixed asset along with Lighting, Irrigation, Signage, Water tap from prior years

Financial Statements (cont.)

- Liabilities- Mowing for June & July and for weeding and mulch re-fresh due in late August
- *Statement of Cash Flows*-as presented

Proposed Budget (2017-2018)

- Roll Back Dues to \$275 (prior year had increase for front entrance project)-yields \$13,750 - Historic Amount
- Entrance East Side Sign – Did not have in prior year budget-Will Aldrich paid for sign (\$2,800) as officers deemed project would be incomplete without finished sign on East side of Entrance-proposed expense to reimburse Will Aldrich
- Landscaping Costs-Est. \$2,000 (mulching, plants, etc.)
- D & O Insurance -similar to prior year/Mowing-\$2,500/Fertilization -\$1,200/Mechanicals-\$700

MOTION TO APPROVE- Pat Esler

SECOND- Sam Khalilieh

The Budget was approved as read. **Unanimous Vote**

Front Entrance-Summary:

Will Aldrich

Summary:

- Original Cost Estimate \$56,000 (Lowest Bid)
- Irrigation, Lighting and Electric not included in accepted contractor bid-handled separately
- Final cost of entrance -\$62,000-\$2,400 higher than expected-Due to: AEP fee/ Sales tax/Main electric line needed to be spiced to extend as setback line changed which added extra cost/East side sign application fee to Liberty Township.

ARC Committee:

Cyndi Dawson

- Comprised of: Four Elected members plus HOA Trustee -Newly Elected each year
- Purpose-Maintaining overall quality of neighborhood-to review any “improvements” being made to homes
- Current Members: Steve Henderly, Pat Esler, Keith Conard, Bill Malone
- “Improvement Process”-process and forms on website
- Work from Design Guidelines-located on website
- Motion to Approve 2017-2018 members: Steve Henderly, Pat Esler, Keith Conard, Andrew Barrett-Approved Unanimously
- Please follow process-some have started project without approvals especially on lot line, tree removals, drainage

Open Position: Secretary- no volunteers or nominees

Other Business:

Neighborhood Security-recent break ins to homes and autos. Neighbor's cameras did capture individuals. Looking into App to allow for neighborhood communication to send out alerts

C= Remind 101 APP

C= Concern with Door to Door Solicitation-Are they up to no good

C=Neighborhood Watch Signage

C=Cameras would help-Nest or Ring

C=Up lighting is deterrent

Q=Can we have gates? A=we are not private community so gates not allowed by Township

Website:

- Website had Malware issue-now resolved -changed website host

Pond History:

Pond was not original intended for our neighborhood-Legal issue caused problem. Developer required to create retention pond. Plat was to drain through (what is now the Preserve). Prior owner of that land parcel intended to grant easement, however, ex-spouse would not release Dower Rights.

Discussion Points:

- No legal entity exists for pond
- No common easements or common area around pond-it is Private property. Why easements are needed: AEP would need an easement to run electric. Need entity to bill
- Bill Loveland has given legal opinion-had document prepared for homeowners in 2011
- All lots 1- acre min.
- Pond owners need to grant easement and develop rules for pond under an organization or entity
- Master HOA could help out with vote of all 50 homeowner
- Township- would only treat pond if it fails to function-would assess all 50 homeowners on property tax.
- Liability exists with or without entity-no case law exists in Ohio about lawsuits on ponds
- Swells in front of property are responsibility of each homeowner to remedy as to functionality

Meeting Adjourned-9:30 AM

X _____
Submitted by Dave Lickovitch, Acting Secretary