

Woods on Seldom Seen Phase III

Association Meeting Minutes

July 31, 2021

8:35 A.M.

Emily Traphagen, Preserve, Powell, OH

Meeting called by: Directors

Facilitator: Will Aldrich (President)

Purpose: Annual Budget Meeting

Attendees on record: 8 homeowners representing 11 lots were present. Aldrich, Altizer, Archer, Barrett, Dawson, Esler, Lickovitch, Pierson, Sipos, Wong, Yahner

PRESIDENT'S CALL TO ORDER

- Will Aldrich (President)-call the meeting to order

SECRETARY'S REPORT:

Dave Lickovitch presented the Minutes from the July 25th, 2020 annual meeting.

MOTION TO APPROVE- Dawson

SECOND- Esler

The minutes were approved: **Unanimous Vote**

TREASURER'S REPORT:

Dave Lickovitch (Trustee/Treasurer) reviewed the Financial Statements for 2020--2021

2020-2021 Financial Statements

Income Statement

- Dues per household yields \$ 12,500 (\$250/Lot)- consistent to recent years
- Expenses- new itemization to mirror breakdown of Myers Landscaping billing-more detail
- Total Landscaping -\$3,400; Holiday Lights; D & O /Liability Insurance (slight increase); Mowing -\$2,200; Fertilization-\$800 Mowing Expense, Fertilization, Landscaping, Website Expenses consistent with past years
- HOA gradually replacing entrance light fixtures with self-contained units due to vandalism & failure over time. Updating to LED lights with better brightness
- Misc. Expense- Weed control and general up keep-
- Accounting and Website expenses consistent
- Expenses in line with budget
- Assessed Late Dues: Two homeowners-chronically late each year-1 of those having been late each year since
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Balance Sheet

- Cash on Hand is \$19,982
- HOA required to maintain Capital Reserve in the event of need replacement of asset
- Account Receivables- for late fees due HOA - homeowners-chronically late each year-1 of those having been late each year since
- Accounts Payable- HOA not invoiced for entrance mowing for July-Mowing estimated

Financial Statements (cont.)

- HOA maintains assets on Balance Sheet with no depreciation –Not for Profit and for transparency
- *Statement of Cash Flows*-as presented

Proposed Budget (2021-2022)

- Dues to \$270 (\$13,500)-Increased costs due to landscaping
- Expenses- itemization to mirror breakdown of Myers Landscaping billing
- HOA looking to replace plants that have died-HOA to obtain quotes from Myers –gradually replace
- Holiday Lights (\$1000)-& Insurance (expected \$1200) accommodate with potential increase-
- Insurance
- Mowing , Fertilization, Back flow testing costs factored in with potential increases
- Plan to replace a couple more light fixtures
- Only item not included is fall flowers: Myers vs. HOA
- Budget as lean as possible

Q: Do holiday lights belong to HOA or vendor A: Vendor supplies lights

Q: When are lights installed and taken down A; After Thanksgiving and around Jan 3rdst.

MOTION TO APPROVE- Esler

SECOND- Barrett

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

ARC Committee-Cyndi Dawson:

- Purpose-Maintaining overall quality of neighborhood-to review any “improvements” being made to homes-established by D & C and Design Guidelines to maintain neighborhood esthetics
- Comprised of: Four Elected members plus HOA Trustee -Newly Elected each year
- 4 Current Members: Pat Esler, Andrew Barrett agreed to continue
- Steve Henderly, Keith Conrad Nominated- and 3 HOA officers
- “Improvement Process”-process and forms on website
- Work from Design Guidelines-located on website-set process
- Numerous reviews over years and process works smoothly
- No new volunteers
- Motion to Keep existing member from 2020-2021 members: Steve Henderly, Pat Esler, Keith Conard, Andrew Barrett
- **Motion to Approve- unable to determine SECOND-Dawson - Unanimous Vote to Approve**

Maintenance & Property Issues-Dave Lickovitch

On- going issues and complaints:

- Trash Cans being left out
- Lawn Maintenance
- Trees –home owners must remove dead trees-downed blue spruce along Rutherford in easement
- Drainage (Culverts) Ditches-nothing is allowed to be in culverts or obstruct water drainage

HOA has ability to enforce –HOA officers willing to enforce but prefer to seek homeowner’s cooperation

General Discussion-

Proposed Motion (Dawson): To send out correspondence to homeowner's in question to remedy issues prior to progressive inforce taken by HOA within 1 month from date of this meeting (Email and US Mail if necessary)

MOTION TO APPROVE- Dawson

SECOND- Esler

Motion approved: **Unanimous Vote**

Misc. Items:

- Sink hole along Rutherford easement on Westside-needs filled in-lot lines go to road-advise homeowner-homeowner's responsibility
- Black top at edge of driveway- issue stands with Liberty Township-homeowner's should attend township meetings and voice concerns
- Merging with Phase 1- Too many barriers-D & C's and Pond issues

Appeal for Officer Replacements:

Will Aldrich-Officers have served for many years- Any Volunteers?
Longer term-Management Company if no one steps up

Meeting Adjourned-9:20 AM

X_____

Submitted by Dave Lickovitch, Acting Secretary

July 25, 2021

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