

## June 2022 Meeting Minutes

Persons In Attendance – Board Members: Gretchen Bobst, Cody Honse (absent), Denis Mingallon (via phone), Joe Hardwood (absent), Kevin Buck, Scott Sharrock

### HOA Members:

#### Old Business

Common Area Maintenance (behind 35/41 Cambridge Ct., 91/101 Otterbein, & 91 Dartmouth Dr. – Brianna came back with a quote for \$1,800 cash. Wood at all three locations (35/41 Cambridge, 40 Dartmouth, 91 Dartmouth) would be cut into manageable pieces and left on site for people to take for free. The issue is – the wood is in the way of the mowers as it is now.

Fallen branches around the tree near 40 Dartmouth have been piled behind the tree to allow the mowers to reach more of the common area. Wood behind 35/41 Cambridge Ct. has been piled near the fallen tree and trimmed to so mowers can see tree better and mow closer. Have not investigated 91/101 Otterbein or 91 Dartmouth.

*Additional quotes for wood cutting/removal will be sought.*

Common area flooding on Dartmouth/Norfolk – The temporary trench gets overwhelmed with torrential rain, so flooding is still a major issue. Joe discovered the original railroad ties from the village's work back in the 90's. These ties were buried 8-10 inches below the current grass level, reflecting the amount of sediment and debris that has washed down and filled in the area over the years. Also, flooding is compromising the large tree near Joe's home, causing the soil to erode from around and under the tree's roots, which is causing the tree to lean. Joe is concerned that the tree will fall if flooding continues.

*Flooding still remains an issue. More discussion to follow at next meeting.*

#### New Business

Financial -      Checking Account as of 6/21/22 - \$10,315.10  
                    Savings Account as of 6/21/22 - \$8,739.18

#### Bills Paid

\$2,500.00 for 2011-2020 Back Taxes preparation  
\$300.00 for 2021 tax preparation  
\$2,450.00 for mowing up thru June 7<sup>th</sup>  
\$502.95 for Property tax 2<sup>nd</sup> half  
\$1,819.00 to Mid-Ohio Tree Service for dead ash tree removal (23 Norfolk)  
\$1,020.00 to Hamilton Insurance for liability insurance

HOA 2022 Dues - Dues Statements were sent out the end of March/beginning of April, with a due date of May 1, 2022. Homeowners who also owed amounts from previous years in addition to current dues received a notice with their specific total amount due. \$7,702.72 in HOA dues have been deposited thus far.

30 homes x \$123.48 = \$3,704.40 (2022 dues)

3 homes x \$146.96=\$440.88 (2021 dues increase + 2022 dues)

9 homes x \$246.96 = \$2,222.64 (2021 & 2022 dues)

3 homes x \$346.96 = \$1,040.88 (2020, 2021, 2022 dues in full)

1 home x 466.96 = \$466.96 (Dues from 2019, 2020, 2021, 2022)

1 home x 321.96 = \$321.96 (Dues from 2020 (modified), 2021, 2022)

\$8,197.72 total yet outstanding from 47 homes

A second signer is needed on the HOA bank account, as Cody is planning to move out of the area this summer. *Kevin agreed to become the second signer on bank account. Thank you!*

Mowing – Due to the unanticipated jump in fuel prices, Brianna requested an increase to the contracted amount per mowing, which was approved by the board prior to the June meeting. The amount per mow has increased to \$400, which would increase the contract to \$7,650.00 for the 2022 mowing season.

*The mowing contract with Brianna will end this year. Mowing will be a topic at the next meeting.*

Fences, Sheds, and other Outbuildings Survey – This was posted on the HOA website back in May. An email with a link to the survey was sent to those homeowners who had provided the HOA with an email. Those addresses without a valid email address were sent a paper copy of the survey (25 homes). Online response is 56 out of 137 homes (approx. 40% of HOA).

*Final response was from 42% of HOA homes, 21% in favor of amending covenants to allow for storage sheds and above-ground fencing, and 21% against. 60% of HOA homes did not respond at all. The top concern mentioned by those both for and against fences and sheds was the maintenance/upkeep of fencing and storage sheds to ensure they don't become eyesores and property values remain high. In light of this response (or lack thereof), the board decided to table these issues indefinitely. They can be revisited again if there is sufficient homeowner support to do so.*