

Meeting Minutes June 2025

Board Members in Attendance: Gretchen Bobst, Denis Mingallon (on phone), Joe Harwood (absent), Kevin Buck, Seth Rector

HOA Members in Attendance: Dan Miller, JT Hoffer, Austin Roberts, Sandy Koontz, Tim Rhoad, Jeff Heck, Linda Gruss, Josh Cassidy

Old Business

Welcome Book update – Jeff Heck said that he would try to get something that could be used as a model.

Something will be sent to Gretchen to forward to Barb Yeager & Amber Dornbusch, who both offered to assist in the creation of a Welcome Book.

Dues Increase: The last dues increase was in 2021. Covenants state that dues can be increased every three years. *Decided to look back at three years' worth of costs (especially for tree maintenance & mowing) before addressing the issue of a annual dues increase.*

Liens for delinquent dues, etc. – Jeff Heck said that he will help out as much as he is able. HOA is responsible for any filing fees. Jeff received relevant information from Gretchen.

Since we had a quorum (80% of board) at this meeting, the Board decided to go ahead with authorization of filing liens on homes that owe back dues. The HOA is responsible for the cost of filing.

New Business

Financial: Checking as of 6/10/25: \$16,070.21 Savings as of 6/10/25: \$9,112.31

Bills paid since March meeting:

- Bank fees of \$14.00 - \$1,122.00 for Commons area Liability Insurance
- HOA Tax prep of \$300 - \$102.20 for 2025 dues mailing postage
- \$960.00 mowing for April - \$16.05 for HOA dues statement copies

Dues: Six deposits totaling \$12,451.92 have been made since the March 2025 quarterly meeting, mostly 2025 dues. Back dues totaling \$1,205.36 were included in this amount.

Common Area flooding on Dartmouth/Norfolk – Joe is working to coordinate a meeting with Village Administrator/Council regarding the flooding. He reports that the flooding is worse this year. Homeowners and the HOA are having to remove trees that are leaning towards homes due to soil erosion caused by flash flooding. Floodwater is going under attached decks, burying things in sediment, and causing damage to decks and homes.

Common Area Tree Maintenance – In March, Daniel's Tree Service was contracted to drop a dead leaning tree behind 71 Dartmouth in the common area for \$428.00. Gretchen contacted them, as she had not seen an invoice for the work. Crews from Daniel's Tree Service missed removing the tree while Daniel was off assisting a family member with cancer treatments. In the meantime, one of the owners of 71 Dartmouth let Gretchen know that the tree in question came down on its own but is now in the way of homeowner and common area mowing.

Mid-Ohio Tree was contacted by Joe for a quote (\$2,700.00) to remove a large leaning tree in the vicinity of 47 Norfolk as well as removing an uprooted tree from another tree behind 61 Dartmouth and cutting up the fallen tree behind 71 Dartmouth and moving the chunks of both trees into the wooded part of the HOA common area. Mid-Ohio was given the go-ahead to schedule the work.

Mowing – Mowing of the common areas by Meadows Lawn Care began in April and is ongoing. If there are issues or concerns regarding mowing in these areas, Dan from Meadows Lawn Care has said to let one of his people know at the time of mowing if they can. Otherwise, please contact Gretchen or one of the other board members.

Still no email or paperwork of any fencing request from Tyler Deisher at 144 Otterbein in regard to the dangerous dog on premises. Gretchen has called both homeowners several times and left messages for both,

with no response from either. Austin Roberts advised Gretchen that plans had been sent to HOA email; Gretchen told Austin that nothing had been received by the HOA email (She pulled it up on her phone and showed it to Austin. Spam and Trash folders were also checked, and still no plans) Gretchen asked Austin to let Tyler know that the Board had not received any plans, and to contact her to verify that the correct email address was being used.