

Meeting Minutes March 2025

Board Members in Attendance: Gretchen Bobst, Denis Mingallon (*absent*), Joe Harwood (*absent*), Kevin Buck (*absent*), Seth Rector (*absent*) – *Meeting was unofficial, as there was not a quorum of Board members present.*

HOA Members in Attendance: Amber Dornbusch, JT Hoffer, Austin Roberts, Tyler Deisher, Pat & Richard Wiksten, Mark Hensley, Ray & Barb Yeager, Dan Miller

Old Business

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

Dues Increase: The last dues increase was in 2021.

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. Gretchen to get Jeff the information he needs.

New Business

Financial: Checking as of 4/8/25: 6,287.18 Savings as of 4/8/25: \$9,112.31

Bills paid since last meeting: PO Box for 2025: \$84.00, 1st half Property taxes for 2024: \$554.90, Bank fees of \$21.00

Dues: Five deposits totaling \$2,973.37 have been made since the December 2024 quarterly meeting of overdue dues. One returned check for dues + \$15.00 returned check fee – These amounts will be added to that homeowner's Annual Dues Statement

Common Area flooding on Dartmouth/Norfolk – How has it been with the recent heavy rains? Joe *absent*.

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 has not received an invoice for the work. *The crew from Daniel's Tree Service missed taking care of the tree while Daniel was away assisting a family member with medical treatments. Mid-Ohio Tree was contacted to quote this work, a different tree behind 61 Dartmouth snagged in another tree plus the removal of a large tree in the Norfolk/Dartmouth common area.*

Mowing – Mowing by Meadows Lawn Care is expected to start sometime in April, weather permitting.

Other Concerns?

JT Hoffer and Austin Roberts expressed their opinions regarding the covenants, the board, the way the board handles requests from homeowners, the language in the covenants regarding sheds and fences, and covenant enforcement.

Tyler Deisher expressed frustration with the covenants regarding fencing requirements for his dog, which has been deemed a dangerous dog by the Richland County Dog Warden. He was told to submit fencing plans to the Board for consideration and given the HOA email address. As of the June 10th meeting, nothing had been received regarding this. Gretchen has been regularly checking the HOA email inbox and spam folder, just in case).

Annual Neighborhood Yard Sale – Dates are July 17th-19th 2025

Ray & Barb Yeager – Having extensive renovations done to their home and property. Wanted permission from HOA board to remove a tree on NE corner (HOA tree) that would likely not survive the excavation and landscaping. Tree would probably not be removed until around May. Gretchen said that she would bring this up to the rest of the board.