

Meeting Minutes Sept. 2022 (held in Oct. 2022 due to Covid)

Persons In Attendance – Board Members: Gretchen Bobst, Denis Mingallon (absent), Joe Harwood, Kevin Buck, Scott Sharrock
HOA Members: Tim & Jana Rhoad, Seth Rector

Old Business

Common Area Tree Maintenance – Locations are behind 35/41 Cambridge, next to 40 Dartmouth, behind 91 Dartmouth and behind 91/101 Otterbein. *Daniel's Tree Service will be contacting Gretchen later this week to get more information to give us a quote.*

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.

Possible causes of increased water flow thru common area and solutions to help mitigate flooding were discussed. Joe wants to get a group of concerned neighbors to attend a Village Council meeting to bring this to their attention, as the general feeling is that the village is just brushing us off.

New Business

Financial - Checking Account as of 10/10/22 - \$6,626.60
 Savings Account as of 10/10/22 - \$8,863.10

Bills Paid since the last meeting:

Mowing: \$4,000 (6/15 – 9/11) – Increase in cost per mow due to rise in fuel prices
GoDaddy (website hosting) \$631.70

HOA 2022 Dues -

\$9,221.36 in HOA dues have been deposited thus far.
18 homes x \$123.48 = \$2,222.64 (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)
\$6,715.96 total yet outstanding from 35 homes

Gretchen got information from County Recorder's office about placing liens on properties for non-payment of HOA dues. *The board decided to contact three of the attorneys/title companies listed on the paperwork from the Recorder's Office to find out the cost of filing liens. The cost of this filing can be added to the amount already owed to the HOA for delinquent dues, as per verbiage in the yearly dues statement and the delinquent dues certified letter.*

Mowing – The current contract for mowing ends at the end of this mowing season. The HOA needs a new mower for the common areas, as Brianna and her family have moved out of state.

Areas that need mowed are: 1) behind Sussex Court West & Cambridge, 2) between Wellsley & Otterbein Drives, 3) between Cambridge & Otterbein Drive, 4) between Norfolk & Otterbein (Spoon Hill), 5) between Dartmouth & Salem Road (long, skinny strip)

Location of access points:

For #1, between 36 & 42 Sussex Court West or between 34 & 41 Cambridge Ct.
For # 2, between 62 & 72 Wellsley Drive or between 173 & 179 Otterbein Drive
For #3, between 89 & 95 Otterbein or 125 & 131 Otterbein

For # 4, between 52 & 60 Norfolk or off Dartmouth at the bottom of the hill next to 40 Dartmouth Drive
For # 5, you need to use a driveway entrance at the bottom of Norfolk and the sidewalk to gain access to the area on the curve that is the HOA property.

Brianna, the previous mower, said that the tree line on the far end of Spoon Hill is a really wet area, especially in spring or when we've had a lot of rain. Across the street between Dartmouth and Salem is tends to be even wetter. This area doesn't tend to grow very fast, is almost mossy, and you will get stuck in the springtime. She also said that the first two homes near the bottom of the hill (39 & 53 Dartmouth) prefer to mow their own back areas and do not want to HOA mowers handling it. She said that she is willing to talk to whoever we get to mow it, in order to explain the quirks of the different areas.

Three businesses will be contacted to see if they are interested in quoting mowing for next year – King's Lawn Maintenance, Meadows Lawn Care & Landscaping, and Mecurio Lawn Care & Landscaping.

Looking for HOA Board Members!

The board is looking for new members, as Scott Sharrock has stated his intent to not continue as a board member after his 2-year term is up at the end of 2022. Postcards were sent out in early September inviting homeowners to attend this meeting if interested in joining the board.

Seth Rector is interested in joining the board. If anyone has an interest in joining the board, please let us know.

**52 Norfolk – House is looking rough and has been empty for a while. Owner apparently is not interested in renting or selling it.*

**Survey regarding future of HOA to be discussed at December 13th meeting.*