

Meeting Minutes - Sept. 9, 2025

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

HOA Members in Attendance: JT Hoffer, Mark Hensley, Austin Roberts, Sandy Koontz

Old Business

Liens for delinquent dues, etc. – Ongoing. Jeff Heck requested additional documentation from Gretchen regarding amounts for dues over the various years.

Dues: Five deposits totaling \$1,738.60 have been made since the June 2025 quarterly meeting. Reminder letters regarding overdue 2025 dues will be going out to homeowners.

Welcome Book update – Gretchen forwarded what Jeff Heck found to Barb Yeager & Amber Dornbusch for their review and opinion.

New Business

Financial: Checking as of 9/10/25: \$10,470.64 Savings as of 9/10/25: \$9,112.54

Bills paid since June meeting:

- Bank fees of \$7.00- \$7,200.00 mowing for May, June, July, & August
- Postage costs of \$20.16 for certified mail to (2) homeowners
- GoDaddy \$706.11 for website administration (*includes rights to domain name, hosting directly from GoDaddy on their server*)
- \$1,200 reimbursement to Bonnie Bodo for tree removal cost (see below)
- \$554.90 2nd half of Property taxes
- \$50.00 to Heck & Stiffler for HOA Certificate of Existence state filing fee costs

Common Area flooding on Dartmouth/Norfolk – Update on meeting coordination with Village??

Common Area Tree Maintenance – Mid-Ohio took care of uprooted trees and cleanup behind 61 & 71 Dartmouth near the end of July. Should be out of the way of the mowers.

Reimbursed Bonnie Bodo at 23 Norfolk \$1,200 for work done by Mid-Ohio Tree for removing a tree leaning due to erosion caused by common area flooding. Recent property survey (paid for by Ms. Bodo) showed that the removed tree belonged to the HOA.

Large leaning tree behind driveway at 47 Norfolk turned out to belong to homeowners, not the HOA. Homeowners definitely did NOT want the tree removed. Gretchen sent a letter to the homeowners advising them that Mid-Ohio Tree had told the HOA that the late-blooming walnut tree in question was a potential hazard due to having a split trunk/double trunk, which leads to the root system not being as strong under the secondary trunk. If the tree were to fall in a storm, it is more likely for the tree to fall in the direction of the secondary trunk, as there is more weight in that direction. Letter also stated that the homeowners are liable for damage that may be caused by their tree.

Mowing – Mowing continues and should be wrapping up sometime in late October. 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.

Other Concerns:

- Kevin resigning from Board due to coaching duties – His last meeting will be December.
- Brightspeed marking neighborhood yards with flags

3-Year Look Back for Mowing & Tree Maintenance Costs

Mowing

2022	2023	2024	2025 (so far)
6,450.00	11,540.00	11,130.00	8,160.00
(Previous Mower)	<i>increase of \$5.090.00/yr</i>		
Contracted Amt.	11,540.00	11,540.00	11,540.00
Meadows Lawn Care (cheapest bid for 2023)			

Tree Maintenance & Removal

2022	2023	2024	2025 (so far)
1,819.00	2,700.00	1,050.00	5,100.00

Other annual costs (currently):

PO Box - \$

GoDaddy (HOA Website hosting) - \$

Property Taxes - \$1,109.80

Liability Insurance on Common Areas - \$