

Minutes  
Annual Homeowners Meeting, February 22, 2009

Introduced trustees:

- A. Gerald Cox, President, 1 yr. term  
Ron O'Rear, Treasurer, 2 yr. term  
Debby Heinz, Secretary, 3 yr. term
  
- B. A motion was made to accept the positions and the initial term limits of each trustee. Motion passed unanimously. Thereafter, all successive terms for any Trustee shall be three (3) years. The intent of this provision is to stagger the terms of the trustees to elect at least one (1) new trustee each year.

Transition of the Association (accomplishments)

- A. A checking account has been established at Wright-Patterson Credit Union.
- B. The Statutory Agent Update to the By-Laws has been completed.
- C. An Employer Identification Number (EIN) has been obtained for tax purposes.
- D. A post office box number of 341182 has been rented for association business.
- E. A Neighborhood Directory has been compiled and distributed.
- F. The 2009 Annual Billing Letters have been mailed.
- G. We discussed where the Entrance Way property lines are located.

Treasurer Report

- A. We discussed budget vs. expenses.
- B. It was decided to keep annual fee of \$90. the same for 2009.
- C. We discussed information dissemination options.
  - 1. Email with return receipt
  - 2. PDA files
- D. The 2009 fees collected thus far = 53 + 5 at today's meeting = 58 of 76.
- E. We discussed the procedure for collecting overdue fees:
  - 1. A 2<sup>nd</sup> notice will be sent after 30 calendar days have passed since the 1<sup>st</sup> notice was sent.
  - 2. Personal contact will be made and/or attempted with the homeowner.
  - 3. A 3<sup>rd</sup> notice will be sent by certified mail with return receipt after 30 days have passed since personal contact was made or attempt was made at personal contact.
  - 4. A lien will be filed against the property with the Greene County Recorder's Office.
- F. Question asked: Have we investigated using a property management company? Ans: No. It will be discussed at the next trustee Meeting.
- G. Liability Insurance
  - 1. We have 3 written quotes (minimum estimate is \$1,100) and 1 verbal quote. The amount that JB. Brenner paid for this is much lower due to the volume of other insurance he carries.
  - 2. Question asked: Are we checking with agencies that provide HOA insurance? Ans: Yes.
  - 3. Phyllis Beck has another agent to check with and will give the name to Gerald.
- H. The 2008 expense of \$945 covered legal advice on how to turn over the association to the homeowners.

- I. Question asked: Do we have an attorney on retainer? Ans: No.
- J. Question asked: What is our fiscal year? Ans: Jan 1<sup>st</sup> thru. Dec. 31<sup>st</sup> every year.

#### New Business

- A. Architectural Committee –We discussed whether to establish this committee (one of which can be a trustee) to review homeowner requests for a variance from the covenants. A motion was made to establish such a committee. A vote passed 22 in favor, with 1 opposed. Anyone interested in serving, may send an email to the trustees.
- B. Question asked: Why hasn't the owner of Lot #55 (2 and a half years now) not begun construction? Ans: Trustees will contact formally to address this.
- C. Question asked: Why hasn't the owner of Lot #73 put sod in his front yard yet? Ans: Trustees will contact formally.
- D. Question asked: What has been done to get two homeowners to comply with the covenants regarding placement of satellite dishes? Ans: Trustees will address.
- E. Entranceway Committee –We discussed whether to establish a committee to monitor the lighting, sprinklers, need for scrub trimming, etc. No one volunteered. Alternative ideas: Property owners of the corner lots could monitor and report any needs to the trustees and/or any owner can email or call a trustee with a need that he sees.
- F. Website and HOA Picnic – A motion was made to consider funding a website and picnic. Results of the vote: Yes, 17 and No, 6. Motion passed to consider both.
- G. Website – We discussed whether to have a website with a maximum cost up to \$62/year. A motion was made and passed by a vote of 15 yes, 7 no with 1 abstention. Motion passed.
- H. Picnic –We discussed whether to spend \$150/year for a neighborhood picnic. A motion was made and defeated by a vote of 6 yes, 15 no and 2 abstentions.

#### Reminders were given:

- A. Clean up after your dog.
- B. Keep trash receptacles out-of-site except on pickup days.
- C. CCN golf cart paths are for the use of CCN residents only.
- D. CCN – Do not burn any yard debris on their triangular property at the corner of Indian Ripple Road and Shepherd Road.

Next year's annual meeting date – undecided.