



Homeowners Association 2012 Annual Meeting Minutes

- Approve minutes from 2011
 - Meeting minutes were accepted/approved.
- 2011 Updates and Decisions
 - Fixed the lights
 - However bulbs continue to blow
 - Landscaper from last year repaired the lights but didn't do a good job.
 - Fixed the sprinkler
 - All sprinklers were fixed.
 - No flowers in previous years because the sprinkler was broke.
 - Fixed the concrete at the pool
 - Health Department said it had to be fixed.
 - Had issues with the contractor caused a delay
 - Asked about a rain gauge – said we put one in a few years ago. Trustees said they would look into it.
 - Review pool delayed opening
 - Fix concrete around the pool
 - Cut the electrical line to the lights in the pool
 - Delay was waiting for the inspector
 - Contractor did not pull the blue prints and that's why he cut the wire
 - We did not get billed for any electrical work because of the issue
- Treasury Report - Budget Review
 - Kurt M – Reviewed the budget from last year and the budget last year
 - Discussed the mowing schedule for various portions of the areas
- 2013 Budget Forecast
 - Changing landscaper to Brickman Company
 - Discussion on 10% rainy day fund. Discussed that it is an Ohio law and not a choice of the HOA.
 - Motion to accept the budget was accepted.
- Discussed an Assessment (\$65 per home) – Possible due around the end of April
 - Pond Wall - \$6,000
 - Pool Concrete Sealant - \$1,000
 - Pool Furniture - \$3,000

- Election of new officers
 - Chuck Nell
 - Jim Johnson
 - Motion was approved
- Open Forum
 - Question about replacing street signs – noted that none were replaced last year. Homeowner suggested that Oak Creek had the Township replace their fallen signs.
 - Asked if we could put guards around the street signs to protect them from weed eaters.
 - Park Cars in drive ways without tags – against the law. Board said they would look in to.
 - Noted that the website wasn't allowing a homeowner to submit an email – Board will look into it.
 - 7221 Trillium doesn't cut grass and has the car in the driveway
 - Complaint about being attacked by a dog while walking along the path
 - Complaints about a coyote in the neighborhood – suggested we put something up on the website about it
 - Suggest that we have someone chair the garage sale to organize it – Discussed that we publish is via the sign and website as soon as we find out about it.
 - Asked if we can talk to the landscaper about doing something about the geese.
- Motion to adjourn – Approved.