

Summerfield Village – Annual Meeting 2/22/08

Trustees Attending – Wells, Scovic, Gilsenan, Earhart, Donaldson, Offenbacher

1. **2007 Annual Meeting Minutes** – Wells asked attendees to review minutes and indicate if any changes need to be made. Motion approved and seconded.
2. **2007 Budget Review** – Extra expenses were incurred as a result of the insurance deductible of \$1,000 and \$1,900 for a new pump in the pond for the waterfall. Andrea spoke to changing the fiscal year end. It will be from 1/07 to 4/1. Wells asked for questions on the 2007 budget. Question was raised about looking to lower landscaping costs. Wells responded that we are in the final year of the contract with McCoy and will look to take bids for 2009. Recommendation was made that increasing dues may be necessary due to the age of the community for 2008. Conversation took place around possibly increasing the second special assessment for the path. Question was raised about pool security. Wells indicated outside of signs, each Homeowner needs to police it. Motion was made to accept 2008 Treasurer's report/budget and it was seconded.
3. **Communications** – Addressed by email.
4. **Landscaping** – Areas were missed being mowed by McCoy, weed issues in the front of the neighborhood. Contract states they only have to put weed control on front of Subdivision. Question was raised if an individual in other areas could do their own weed control, answer was yes.
5. **Pool** – Outside of the fire which closed the pool slightly sooner than normal, uneventful. Concrete repairs need to be made before Delaware County Health Dept. will let us reopen in 2008. Pool Company was unacceptable, and we have three new bids for the 2008 pool season. The contract will include the repairs to the concrete. Not sure if bottom of pool will need to be painting. Question was raised about the equipment in the pool house. Specifically the tank. No mention has been made from our pool company that we do not own it, so we believe it is owned by the Subdivision. Looking for pool supervisors. Recommend closing pool after Labor Day. Photo sensor around the pool lights is not working. Parking lot bulb needs replaced.
6. **Fountain/Waterfall** – Mid July it wasn't working. Took several weeks to get service company out to find out the pump was made and company was fired due to non-response. Hired Polaris Irrigation to purchase a new pump for approximately \$1,800 and it was installed. Another issue, output from the pump is clogged, but this needs to be addressed in 2008. One side of the waterfall may have sunk which is why water only flows on one side. Fountain has been winterized. There was an odor from the pond, which

could have resulted from lack of circulation due to pump issues, or to sanitize it. Well has been shut off at the end of the fall. This will be an issue in 2008 to determine what needs to be done to fix it. Polaris Irrigation could help us with these issues, but costs will be associated with these items. Lights around the sign/pool were replaced and Brian Offenbacher will put the balises back in for proper bulbs to be used.

7. **Legal – Hired Chad Heald at \$150 per hour in early 2007 to handle on lien filing on a property in foreclosure. He assisted us in working on legal matters with the county on installing the path. We budgeted \$1,000 for legal fees in 2008. Seven individuals have not paid for special assessment, so seven liens need to be filed on these individuals homes. Suggestion was made if these people’s names should be published or just file the lien. Question was raised if the houses that haven’t paid are up for sale, and possibly those should be filed now to make sure we get paid. Consensus was to file the liens now on those have not paid. We estimate about 2-3 hours for liens to file and 1 to 1.5 hrs for work regarding amending the Code of Regulations.**
8. **Code of Regulation Amendment – Needed 67% to pass it. 102 votes. We have 102 votes. Two no votes. Motion was made to accept and seconded. This will be sent to attorney to make changes and notification will be made and send to all Homeowners.**
9. **Walking Path – Orange Twp. would not allow us to seed over the path because it violated our zoning. Donated acres to township that has been completed as a path. Hoskinsons, McCoy and Berners. McCoy’s bid was lowest, but not the total service we were looking for, Berners would excavate, lay gravel and compact at a cost of \$60,000, Hoskinson’s would excavate, lay gravel and compact for \$35,000. Trustees accepted the Hoskinson’s bid. Pool parking lot will be used as staging area for the path work to be completed. Parking lot will be closed this week or next. Path will be 8’, except through woods that will be 5’ and a few surveying areas. Question was raised as to why we are paving through the woods, the answer is that it is part of the path. As few trees as possible will be removed. Construction is expected to be approximately one month. Woods will be the last part to be completed. Gravel was used because it will last longer than mulch. The gravel could be a base for paving in the future if future Boards can approve paving. Question was raised about using the company the Township used, but they have to pay union wages. Longer it remains gravel, some maintenance will have to done. Estimated life for the gravel path is seven years. Comment was made of how appreciative they were to the Board for research. Attendees indicated they really like the township path in our neighborhood. Question was raised if Dominion was contacted about the path. The answer was no, as it is the responsibility of the Homeowners. Question was raised if McCoy will be able to mow around the gravel path.**

The gravel will be compacted and should not leave gravel into people's yards. It will be easier to spray for weeds.

10. Election of Two New Trustees – Tracy Timmerman will be a trustee and welcoming committee. (tracey_Timmerman@yahoo.com) Travis Wray volunteered for Treasurer. (starwray@aol.com) Charles Martin for welcoming committee. (cmartin6@insight.rr.com) Brian Jackson for Trustee. (brianjackson2@msn.com) Bart Donaldson to be the new President. Brian Offenbacher to be the Vice President.
11. Remaining Concerns/Ideas – Concern around running the stop signs on Trillium and adhering to the speed limit. Pool fire – Sheriff indicated that during the days in the summer they do extra patrols. Individual brought up impending levy for Olentangy schools and is bare bones necessity that is needed and ask that individuals vote to approve the levy.