

Association of Powell Place Homeowners
Trustees Meeting
Thursday, June 11, 2009
6:00 P.M. – 7:00 P.M.
261 Cedarbend Ct.

Trustees in attendance: Fletcher Chambers, John Seymour, Bob Carpenter, Brian Coghlan, Carolyn Abbruzzese and Robert Davis

Absent: Joyce Gove, Tom Fitz and Mark Roehl

Called to order: Brian called the meeting to order at 6:09 P.M.

Additions to Addenda: None

Minutes from 5/14/2009: Approved

Treasurer's report:

We have a balance in our account of \$34,500.00. Several payments to the lawn/landscape company have been made including the annual mulching bill. Fletcher reviewed the liens to be filed. There will be a total of 7 properties for which liens need to be filed. There is also a property on Roswell that is in Chapter 11 bankruptcy and the association has received paperwork for the property. The board decided to seek the opinion of the association attorney regarding the documentation we have received on this property.

Architectural Review: A fence was approved for 882 Bovee Lane. A deck was approved for 605 Village Park. A deck was also approved for 241 Cedarbend Ct. There was a discussion about a possible paver stone patio that may have been constructed at a residence on Middlebury Way. This will be reviewed to determine if additional action/approval is necessary.

Street Sign Status:

We have received zoning/right-of-way approval from the City of Powell. The City of Powell waived the \$25 permit fee for this documentation. Paul Peterson Sign Co. has been sent the signed contract to begin work on the new street signs. This includes all of the provisions that the City of Powell included as part of the approval process. Brian will send Paul Peterson Sign Co. a copy of our tax exempt certificate. The board will engage BLF Landscape to remove the existing street signs once the new signs have been installed.

Traffic Control Sign Painting:

The paint purchased at the end of last year for the sign posts is at Tom's house. Bob will arrange to pick up the paint from Tom so that the traffic control sign posts can be painted. A quick overcoating is all that will be performed at this time since it is projected that the traffic control signs will be budgeted for replacement in 2010 if funds allow.

Insurance Policy Coverage: Tabled.

Pond Cleaning Status/Trash Pick-up/Pigtail:

John and Bob noted that Aqua Docs had been to the pond on the day of the meeting and Aqua Docs had not removed trash in the pond while they were there. John called Wayne Rolson with Aqua Docs during the meeting for a conference call. We were assured that they had other clients in the area in the next couple of days and that they would address trash removal at that time. Aside from the trash, the pond is in terrific condition with little to no algae. During the conference call, a discussion was had about 'pig-tailing' the electrical cord to facilitate removal of the fountain for servicing on a regular basis. Bob noted that the

power cord between the fountain and the electrical disconnect had been removed and re-connected several times and he did not feel that a pig-tail was necessary. The board agreed and as such, the previous quote we received from Aqua-Docs for servicing the fountain is a valid quotation. The board will consider the fountain servicing contract from Aqua-Docs at a later time. Wayne indicated that having documentation on our fountain would be helpful and would reduce repair costs because it would be easier to find part numbers for replacement items and repair. Bob will provide the documentation he has on the fountain.

Wayne recommended a couple of places we could contact to re-stock the minnows in the pond. Wayne also cautioned strongly against stocking the pond with white amurs (grass carp) because they eat the good vegetation first and leave the algae and undesirable vegetation. The minnows have not been restocked in a couple of years and they help control the mosquito population. The board authorized Bob to spend \$75 towards the purchase of minnows. This is half of the figure budgeted for fish stock for this year.

John noted that he has a friend that lives in Deer Run that works with the Ohio Fisheries. The friend is willing to evaluate our pond and provide a fish population analysis and make recommendations for our pond.

Garage Sale:

The board had a discussion about the date of the neighborhood garage sale. The neighborhood garage sale is historically just after school lets out for the summer. Given this was the June meeting and no arrangements had been made, a discussion about the future of the neighborhood garage sale ensued. There is no obligation of the association to conduct an annual garage sale. In recent years, the annual garage was sponsored by Tom Fitz/Coldwell Banker. There was a discussion amongst the board about the sponsorship program. The board has decided in the past not to accept sponsors for the newsletter, primarily due to the potential for having to act as censors for less reputable types of advertising. The board explored the idea of allowing Tom Fitz/Coldwell Banker to continue to promote a neighborhood garage sale, but it would just not be an event coordinated by the association. If however there was nobody willing to promote a neighborhood garage sale, the board would endorse a date for a neighborhood garage sale - the primary reason being to limit transient vehicular traffic through the neighborhood to 1 or 2 days per year. Further discussion regarding this subject would be conducted at the next meeting in which Tom is present.

Policy and Procedures Book: Tabled.

Meeting Dates and Place: The next meeting will be held on July 9th, Joyce Gove - phone 881.6041, 108 Chenango Dr.

The following is the list of the next meetings for the year:

July 9 - Joyce Gove - phone 881.6041, 108 Chenango Drive

August 13 - Robert Davis - phone 881.9911, 822 Bovee

September 10 - Mark Roehl - phone 614.805.3754, 129 Chenango Drive

October 8 - Tom Fitz - phone 881-0900, 44 Chenango Drive

November 12 - Carolyn Abbruzzese - phone 881.1168, 138 Roswell

December 10 - John Seymour - phone 881.1701, 717 Village Park Dr.

Fletcher Chambers - phone 881.0205, 842 Bovee

Bob Carpenter - phone 881.5305, 772 Bovee

Adjournment: Brian adjourned the meeting at 7:15 P.M.

Respectfully submitted:

Brian P. Coghlan, President