

Association of Powell Place Homeowners
Trustees Meeting
Thursday, January 30, 2014
7:00 P.M. to 9:00 P.M.
47 Hall Street

Trustees in attendance: Joyce Petrucci, John Seymour, Fletcher Chambers, Mark Roehl, and Robert Davis

Absent: Brian Coghlan

Call to order: Joyce called the meeting to order 7:04 P.M.

Additions to Agenda: Nothing

Approval of November, 2013 Minutes: John made a motion to approve the November meeting minutes and Mark seconded the motion. There was a vote and 4–yes, 0 – abstained, 0 – no, motion passed.

2013 Accomplishments: June Clayman covered the accomplishments some of which were: delinquencies are down by almost ½, new bubblers were installed, new letters were installed at both entrances, the policy and procedures were finished and in place.

Clayman Property Services remarks: June covered this in the 2013 Accomplishments.

2014 Preview: We are targeted to have the unification of the covenants before the home owners this year for a vote. Adding the restriction to the covenants that Tier 3 sexual predators are not allowed take up residence in Powell Place. Get resolution of the new easement on the east side of the Seldom Seen entrance with the Epcon developer.

Approval of Financial Statements (Nov. 2013 – Dec. 2013): Mark made a motion to approve the financial statements of Nov. 2013 through December 2013 and John seconded the motion. There was a vote and 5–yes, 0–no, 0–abstained, motion passed.

Presentation of the Approved 2014 Budget: All present had already reviewed the budget, so in lieu of a line by line review, it was asked that if anyone had questions to ask them. The only question was for an explanation of the bad debt entry. June fielded this question. June then discussed us transferring money from our checking account into our savings account and made a recommendation that we move some monies. John motioned that we move \$7,000.00 to savings and Robert seconded the motion. There was a vote and 5–yes, 0–not, 0–abstained, motion passed.

June discussed getting our invoices out and she will be looking up our procedure and getting those invoices in the mail.

Covenants Unification:

Brian did finalize our spreadsheet with the covenant unification information and Clayman Property Management did turn this over to our attorneys for drafting. We received email today, that the attorneys should have a draft to us by end of next week.

Pond Signage and Fountain:

Signage: John brought up the fact that the sign should also read No Dumping. Apparently home owners are using the pond area to dump their yard waste. Brian should review this verbiage and see if it will increase the cost of the signs. John made a motion to go with the signs that are in keeping with our street signs and Mark seconded the motion. There was a vote and 5-yes, 0-no, 0- abstained, motion passed.

Board Member Elections: Both Fletcher and Mark's terms are up and they both decided to run again. Joyce made a motion to re-elect both Fletcher and Mark as trustees and John seconded the motion. There was a vote and 3-yes, 0-no, 2-abstained.

Questions from the floor: What is going on with that T&R, 4.7 acre parcel for sale between Village Park and the railroad tracks off Seldom Seen? Fletcher explained that that property was supposed to be deeded to the City of Powell by T&R, but due to a "falling out"; he has put it up for sale. The City of Powell will not allow any development on that piece of property. It has been for sale for over 15 years.

Adjournment: Robert made a motion for adjournment at 7:50 P.M.

Meeting Dates and Place: The next meeting will be on March 13, 2014 - Robert Davis (term expires 2015) - phone 881.9911, 822 Bovee

The following is the list of the next meetings for the coming year 2014:

March 13, 2014 - Robert Davis (term expires 2015) - phone 881.9911, 822 Bovee
April 10, 2014 - Brian Coghlan (term expires 2016) - phone 881.4686, 261 Cedar Bend Ct

May 8, 2014 - John Seymour (term expires 2016) - phone 881.1701, 717 Village Park
June 12, 2014 - Mark Roehl (term expires 2014) - phone 614.805.3754, 129 Chenango
July 10, 2014 - Fletcher Chambers (term expires 2014) - phone 881.0205, 842 Bovee
Aug 14, 2014 - Robert Davis (term expires 2015) - phone 881.9911, 822 Bovee
Sept 11, 2014 – Brian Coghlan (term expires 2016) - phone 881.4686, 261 Cedar Bend Ct
Oct 9, 2014 – John Seymour (term expires 2016) - phone 881.1701, 717 Village Park
Nov 13, 2014 – Mark Roehl (term expires 2014) - phone 614.805.3754, 129 Chenango
Dec 11, 2014 - Fletcher Chambers (term expires 2014) - phone 881.0205, 842 Bovee

Respectfully submitted: Joyce Petrucci, Secretary