

## Meeting Minutes Report

<b>Meeting Purpose</b>	General Homeowners Meeting	<b>Date:</b>	6/19/2008, 19:00 – 21:00
<b>Meeting Attendees</b>	See Attendee List	<b>Location:</b>	Alum Creek Christian Church

### Meeting Minutes:

- Attendees were asked to sign in and provide their email address if they wanted to be on the HOA email list.
- We (Trustees and homeowners) went around the room and introduced ourselves.
- JD reviewed the agenda.
- Marty reviewed the financial reports. We have 24 homeowners who are past due and all have been assessed the \$25 late fee. After July 1, any unpaid dues will go to the Collection Agency. We have approximately \$63,000 in the bank. Landscaping is our biggest expense and we are on budget.
- JD recognized Ann Moore and Len Fisher for their past service on the HOA Board. Ann and Len received commemorative plaques.
- Andrew Lynch provided an update on the Nine Acre Committee and the Trustee's decision concerning the use of the nine acres. The Nine Acre Committee was formed from volunteers to research 7 options for use of the property. The Nine Acre Committee could not determine a recommendation, so a survey was sent to the homeowners asking their opinion. The survey indicates that the option of doing nothing was preferred. The Delaware County Library was initially looking at five sites for an Orange Township Library. It has been narrowed down to two properties (not VAC). The Library needed to move forward with a selection and could not wait on the HOA to make a decision. Additionally, the Library observed that the HOA was not unanimous and only wanted to pursue the VAC nine acres, if the HOA supported the decision. The new Library site will be close to the VAC and will be very convenient for us. The Trustees have decided to leave the nine acres as it is and maintain it as a green space. Andrew thanked the committee for their hard work. Andrew noted that the Nine-Acre investigation was a good exercise for how to gain information for major HOA decision-making. We learned how to do electronic polling, and will continue to use electronic polling for gathering homeowner opinions. There were questions from the floor that were addressed by the Trustees. There was discussion around limiting or putting a moratorium on the ability for this to come up again. Neil stated that he was uncomfortable with limiting what the homeowners want to do with the property. If a majority of the homeowners wants to bring this up again, then the Trustees should pursue it. We discussed that the survey tool is free, and the Trustees can, and will, use as it in the future. We discussed the Orange Township Pool interest in the nine acres and the request for homeowner survey in case this comes up. The Trustees committed to seek homeowner input via survey for any future township request to acquire/use the property. NOTE: Orange Township has NOT approached the Trustees for any public use of the nine acres. There was concern that not all homeowners had an opportunity to participate in the survey. The Trustees made multiple attempts (newsletter, emails, etc.) to notify the homeowners that the survey was going on, so the Trustees feel the survey was a fair and representative survey. Meg suggested that a timeline be created to help facilitate expectations to homeowners and outside entities, if this comes up in the future. It was suggested that future decisions be a yes or no option instead of seven options. The seven options caused the research and decision making to be long and complex. Andrew stated that the Committee worked hard to establish milestones/checkpoints that were communicated to the homeowners and all milestones were met. All agreed that we need to move on and deal with new issues. JD thanked the Committee for their hard work.
- Meg provided an update from the Block Watch Committee. They are seeking additional captains and a meeting is scheduled for August. A block Captain will be responsible for forwarding information to their block and keeping an eye on the neighborhood. They will also be seeking additional email addresses to help with communication. If anyone is interested in being a Block Captain, please contact Meg or Cheryl (email). Cheyenne Creek and Sotherby Crossing has openings, but they are looking for anyone who wants to help (regardless of where you live).
- We talked about two new committees (Pond Committee and Deed Restrictions Change Committee). Neil gave an update on the need for a Pond Committee. There continues to be more suggestions for improvements of the ponds and areas around the ponds. Neil cannot do everything without some help from the homeowners. Signs posts, black muck, pond care, trash, and benches were discussed.
- JD gave an update on the need for a Deed Restrictions Change Committee. There has been interest in changing the Deed Restrictions. We need to look at the entire Deed Restrictions for changes and not just pieces and parts. The Architectural Review and Property Use and Upkeep Committees will seed the Deed Restriction Change Committee, as these committees feel the everyday stress from some of the

vagueness of the Deed Restrictions. If anyone is interested in being on either committee, please send an email to the Trustees. There was a question about the mailbox staining status. The Property Upkeep and use Committee is looking at violations. The stain is available from Creative Paints and is Olympic Stain that can be purchased from several retailers. There was a concern about the stain not being the same as when people moved in. It is the desire of the Committee to enforce the Deed Restriction that state that mailboxes will be uniform shape, size and color. The color is the same color that has always been documented.

10. There was a question about the entrance signs. They are being painted to help with visibility. The flowers and plants (which the homeowners have requested be planted) are blocking some of the lights. The ultimate solution is to move the lights closer to the signs, but funds to do this are not in the budget.
11. Raveesh talked about the Communities Service Committee. With the number of homeowners we have, we should be able to approach retailers for discounts and do some community service. We do not have a chairperson and need help.
12. There was a suggestion for an "Angie's List" on the website to help with selecting vendors for repairs and services.
13. Raveesh stated that we are looking at expanding the functionality of our website for homeowners to be able to post their own information without going through the Communications Committee.
14. The community picnic is scheduled for July 26. We are looking at getting a balloon ride, as well as games and good food. There was a suggestion to have vendors help pay for the picnic by setting up booths and giving away stuff. Shannon is stepping down this year and we need a chairperson for next year.
15. Marty talked about the Golf outing. It is on September 13. Last year we made \$700 that was donated to the Ryan Hardy Fund. If you are interested in helping to plan and/or participate, please let the Trustees know. There will be plenty of time to golf and then watch the OSU football game.
16. The sprinklers at both entrances are now functioning. Flowers will be planted soon.
17. There was concern about a dead tree on Pond Two. Neil will address this.
18. The meeting was adjourned.

**Attendees:**

Neil Wheeler	JD Barlow	Raveesh Duwan	Andrew Lynch
Marty Luxeder	Mark Johnson	Sally Martin	Jerry Martin
Sheila Hanson	Nancy Pcionek	Ann Moore	Vijay Gadi
Mathew D'Souza	Michael Valente	Sarah Homer	Marc McInturf
Meg Patton	Barb Mullen	Bob Mullen	