

VILLAGE AT ALUM CREEK HOMEOWNERS ASSOCIATION
P.O. Box 272, Lewis Center, OH 43035
www.villageatalumcreek.org

MINUTES OF ORGANIZATION MEETING HELD ON FEBRUARY 13, 2006

Opening: President, Marty Luxeder opened the meeting by welcoming residents in attendance at 7:05 p.m. Also present were Len Fisher, VP Administration and Tony Rose, VP of Membership.

1. Guest Speakers:

Aqua Doc (Pond Maintenance): Village has 4 ponds. Aqua Doc started working on them in the Fall of '04. Algae on ponds effected by geese dung, fertilizers, and weather. Currently treating with chemicals. Goal is to decrease nitrogen and increase oxygen. Charges are for the season but can't predict the weather. Heavy rains can wipe out efforts/results.

Recommends eventually purchasing an aeration system. Better than fountains because runs year round, increases oxygen in water more efficiently, and decreases need for chemicals. Cost estimated to be \$3,000 - \$3,500 per pond for installation and \$30 - \$40.00 a month in electricity per pond.

Freedom Lawn Service, Jim Johnson, Owner: Village has 19 acres of common areas that need mowed. Freedom has done Oak Creek's lawn care for several years. Jim Johnson promised: 1) Will mow same time/same day each week unless weather prevents, 2) Will mow only as needed, 3) Will cut weeds at fences, curbs, etc., 4) Will not allow grass clippings to go in ponds, 5) Will use same crew every week with the owner in supervising, and 6) Will pick up trash instead of just mowing over it. Will also be doing the landscaping at the front entrances using only the long-lasting black dye mulch. Uses One-Call Lawn Care for fertilizing needs.

2. Officer Reports:

- Becky McInturf, Secretary: Disseminated minutes from meeting held on January 13, 2006. There were no changes made to the minutes.
- Ann Moore, Treasurer: Plans to use Quickbook for the accounting recordkeeping. The Homeowners Association now has a checking account established at 5/3rd Bank, with no fees.
- Ron Fresco, Legal Counsel: Plans to focus initially on reviewing the bylaws re. upcoming elections, liens and/or dues collections, and violation of deed restrictions.

3. Committee Chairs: All committees need volunteers!

- **Membership Committee – Karen Wheeler**
Just starting to organize but one priority is to make sure homeowners have information about the Association.
- **Recreation / Social Committee – Shannon Norman**

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Already started working on first Association event: Easter Egg Hunt. Flyer to go out soon.
Scheduled for April 9th.

Also looking at starting some neighborhood "clubs" and a golf league.

- **Fundraising / Member Benefits Committee – Dianne Holibaugh**
Looking for volunteers
- **Architectural Review Committee – Todd & Luann Dove, Nancy Pcionek, David Foster**
Going to start reviewing current deed restrictions and policies.
- **By-Law Review and Election Committee – Julie Hartzell, Neil Wheeler**
Have already received some suggestions and have started collecting samples of other by-laws to use as reference.
- **Budget Committee - John Parsio, Leonard Fisher, Sheila Hanson**
Budget is being finalized and the annual dues letter will be going out in March. Need to start building some finances because soon bills for landscaping, etc. will be coming in.
2006 Dues have been set at \$160.00 per lot in order to cover expenses. This is \$9.40 less than what could have been collected per the by-laws.
Started off with \$13,000 in outstanding debt. MI Homes has contributed \$11,000 to help offset the debts.
- **Audit Committee – Judy Williamson (Not in attendance)**
Will review the financial records and make a year-end report. Nothing to report yet.
- **Communication Committee – Marty Luxeder**
Newsletter – Andy Hartzell, Jack Supinger, Emily Sinkford
Aiming for quarterly distribution, probably by email.
Website – Adam McCrea, John Metzler
Site is www.villageatalumcreek.org. Still working on it but should be up in March.
Directory – Margarita Chow (logo) Mark Miner, Emily Sinkford
Logo being worked on. Flyers to update directory will be going out in March.
- **Maintenance / Landscape Committee – Sarah Homer, Mark Miner & Al Riesterer**
(Function: Beautification, Review Contracts/bids, minor repairs)
No report at this time.
- **Insurance / Legal Committee: David Thomas** (Function: Review of contracts, insurance coverages for common areas, liability for officers.)
No report at this time.
- **Community Service Committee: Mindy Schneider**
Has started looking into a Block Watch program.
Has also found out that the Alum Creek Church (located at the south entrance of the subdivision) has 2 days a year that they collect clothes for the needy. She will find out more.

4. Section 1 – Drainage Insurance Program: Neil Wheeler

First section doesn't have any detention ponds for drainage. If anything should break, then the homeowner of that lot will be responsible for paying for the repairs. Insurance can be purchased to protect the homeowners.

5. Other Action Items:

- Homeowners will receive by mail in March: Introductory letter, Community Survey & Directory Flyer, most current Budget, and 2006 Annual Dues Invoice.
- "Past Due" Association Dues: Tony Rose still working on collecting.
- Street Sign Uniformity: Tom Mirras (homeowner) reported that he contacted Orange Township regarding the signs. Orange Township indicated that we can change the signs to whatever we want. However if we do change any of the signs, then we will be responsible for the

maintenance of those signs. We do have to let the trustees know if we plan to change them. Tom said that Cedarcraft has a sign that is \$382.00 for the post, installed and stained. It was suggested that this should go the Maintenance/Landscape Committee for further consideration, with the understanding that it is not currently in the budget.

- Investor Owned Homes/Rental Properties: Usually they are the homes with the minimum square footage allowed and often don't keep up the landscape. Needs further consideration by the By-Law Review and Election Committee.
- "Child Sitting" at meetings: For the most part, everyone thought this was a good idea. Was suggested that we could solicit help from the teenagers in the neighborhood. Secretary, Becky McInturf, will check into it for the next meeting.
- RPM contract officially ends March 31st, 2006.

6. Next Meeting Date & Location:

- **Wednesday, MARCH 22, 2006: Committees to meet at the Orange Township Hall at 7:00 p.m.**
- **Wednesday, APRIL 19, 2006: Annual Meeting at the Orange Township Hall at 7:00 p.m.**
Agenda: Election of Officers

Adjournment: President, Marty Luxeder adjourned the meeting at 9:00 p.m.

Minutes respectively submitted on March 24, 2006, by Becky McInturf, Secretary.