

CHELTENHAM HOA'S ANNUAL MEETING

DATE: Nov. 19, 2009

MEMBERS PRESENT: Mark Peters, Terri Tyson, Sharon Armstrong, Samuel Lane Scott Graham, Paul & Faye Jendrian, Clark Peterson, Ray Blatz, Clay & Karen Byrd, Cal & Cathy Frank, V. Walter Babb, Konnie Marshall

HOA'S BOARD OFFICERS: Leda Potente, Pres., & Acting Treasurer; Jene Curell, Vice Pres., & Architectural Chairperson; Judy Carroll, Sec.; Paul Jendrian—Review Treasurer

MTG LOCATION: St. Francis Catholic Church at 7:30 p.m.

Agenda Items:

1. Leda opened meeting with introduction of board members and attendees introduced themselves and stated where they lived in neighborhood.
2. Leda gave treasurer's report: See attach: and summary:
 - a. Chase Bank Balance as of 11/19/09 -----in Reserve
 - b. Homeowners' assessments collected-----\$42,363.00
 - c. Interest---\$8.31
 - d. Disbursements \$49,781.89
3. Projects completed this year
 - a. Tedbury Pond Fence----\$11,950.00
 - b. Briggs entrance landscaping---\$1,165.23
 - c. Trees trimmed and/or removed after fall storm----\$4,815.00
4. Other Projects completed:
 - a. Tree/Shrub treatments----\$2,104.00 (Still have problems with Austrian Pines)
 - b. Ponds Treatments----\$2,923.69 (Monthly--\$417.67)
 - c. Lawn Fertilization & Weed RX—\$3,651.00
 - d. Mowing----\$12,463.00
 - e. Cost of Website (2 Yr)----\$319.00
 - f. Insurance----\$1,826.00
 - g. Mulch & Cleanup----\$4,323
 - h. Wilmington Pond Spotlight Repair----\$382
 - i. Neighbors also volunteered their time to help cut expenses. A “ Big Thank You” to Jerry Hsu for his help with the irrigation system; to Carla Slavik, Leda Potente, Howard Mitchell, and Jene Curell for planting the annuals at the entrances to the development.
5. Other suggested Projects
 - a. Continued Landscape Projects.
 - b. It was suggested by Clark Peterson (at the request of his wife Shelley) to have wrought iron lettering (Cheltenham) on both sides of stonework at the entrances to the development. It will be considered when finances are improved. There are no more pond fences to be rebuilt.
6. Area Developments

- a. Leda informed the group that the City of Centerville has plans to work on the sidewalk along Wilmington Pike and they will be removing a locust tree at the Briggs entrance. It will help the HOA since the city will be incurring the expense.
 - b. In Sugarcreek Plaza, the vacant area (where previously a tire business was to go) across from Briggs/on Wilmington Pike, Old Fort Bank is to be built.
 - c. Also in Sugarcreek Plaza, where the vacant Boston Market building is located---Universal Credit Union is looking for drive-thru approval.
 - d. Walmart is planning on doing some remodeling.
 - e. Cub's will be improving their landscaping and making it pedestrian friendly.
 - f. Sugarcreek Township is also looking for sit-down restaurants.
7. Board Nominations
- a. Cathy Frank has volunteered to be treasurer. She was nominated by Leda Potente, seconded and unanimously approved by homeowners present.
8. Open Discussion
- a. Leda informed the group to be on the alert for suspicious activity in the neighborhood. There were two young men seen parked along Briggs in front of 2476 Severn Lane. They had gotten out of their car and gone behind that house to check it out. Silvia Canessa got an excellent description of the car with its license plate number and a description of the young men in dark- hooded sweatshirts. She called the Bedores who in turn notified the Carrolls who called the police with the descriptions given them by Silvia Canessa. The police responded promptly and they knew who the two young men were because of their distinctive vehicle and criminal history. Jene Curell also had been informed and she sent out an email to inform homeowners. Please help your neighbors out by reporting any suspicious activity.
 - b. The Board would like to compile a separate e-mail list for the specific reason to make timely notifications to all homeowners. Judy Carroll will be calling homeowners to have current e-mail addresses in order to do this. We have e-mail addresses for the ladies' group, but there are other times it would be necessary to communicate with all of the homeowners.
 - c. Clay Byrd questioned whether there would be an increase in the HOA's fees this next year due to the economy. There was no definitive answer given at this time. A financial statement is included as an attachment to the minutes. Please review so you know where the money goes. You will see that we are at a deficit now, so we need for everyone to pay their dues in a timely manner.
 - d. A request was made for a volunteer from each street to monitor the lamp-posts to ensure that they remain lit at night, especially for safety. There are folks who walk at night, and we certainly don't want to make it easy for criminals.
 - e. Terri Tyson announced that they would host (First Annual) Christmas party at their home---6605 Tiverton Court---at 6:30 p.m. on Dec. 11. Please RSVP to Terri via phone 291-1525 or terri.tyson..com.

Respectfully Submitted, Judy Carroll

