

CHELTENHAM HOA ANNUAL MEETING

Place: St. Francis Church Meeting Room

Date: Nov. 8, 2007

Time: 7:30 p.m.

HOA Officers: Leda Potente, Acting President and Acting Treasurer; Brooks Charlton, First VP, Grounds Maintenance & Ponds; Jene Curell/Ken Curell, Architectural; Judy Carroll, Secretary.

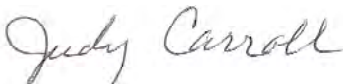
Agenda Items:

1. Leda Potente welcomed the members and introduced the board members. Seventeen members signed the attendance sheet. (See ATCH 1)
2. Leda (as acting Treasurer due to resignation of previous Treasurer) gave the Financial Report: as of 11/08/07 the balance is \$19,326.43 (Chase Bank) HOA dues collected---\$39,612.03. Interest \$580.33. Expenditures were \$39,336.81. The largest expenditure was for grounds maintenance, ponds included. We still owe A- to- Z Landscaping \$450 for grounds maintenance.
3. The projects that were completed—the fence around Briggs pond--\$11,000. We saved \$2,500 by not putting in the inner fence. Jerry Hsu and Pete Potente got the Wilmington pond fountain working again by resetting the breaker. They also fixed some sprinkler heads. Thank You, Jerry and Pete. It will cost approximately \$200 to fix the light in the fountain.
4. Suggested projects for 2008:
Cheltenham Community is aging now and it is important to keep up on necessary maintenance to keep property values up. New signs have been made for the common areas and will be put up in the spring.
 - a. The stone walls at the entrances to Cheltenham have started to deteriorate. It is more cost-effective to repair them soon. Two estimates have been submitted, but clarification of the contracts is needed since they vary in estimates. Jene will have her contractor to clarify what exactly his estimate includes.
 - b. The irrigation system needs some revamping since some of the areas where shrubs and flowers are planted aren't getting watered. Also there are low pressure problems in the system and replacement heads will be needed.
 - c. Some dead trees still need to be removed; some landscaping and mulching is needed in the Briggs pond area where the fence was removed.
 - d. A new directory is being organized now.
5. Area developments
 - a. Leda and some other neighbors attended the Sugarcreek Twp. meeting earlier this month and voiced their opposition to another tire store being built on land across from Hollywood Video. The council listened and agreed. The land will be used for another business TBD.
 - b. Concerns were voiced by several homeowners regarding all the

traffic congestion that will ensue when the Dille property is developed. Plans for development of the Dille property south of I-675 are two hotels, seven office buildings, an acute care hospital and a few outlet buildings to hold smaller businesses. The plan includes extension of Clio Road from Wilmington Pike to Possum Run to alleviate traffic congestion. Some complaints were voiced that traffic flow was already impeded due to traffic lights not being synchronized.

6. Volunteers are needed to fill board positions—treasurer, webmaster, help Brooks with landscape supervision and to be on architectural committee with Ken Curell. Terri Tyson volunteered her husband, Kirk, to be our new Webmaster. A big Thank you to both Terri and Kirk. Leda suggested that perhaps some of these positions could be job shared.
7. There was a nomination from the floor to elect Leda Potente as President. It was seconded. Motion carried unanimously.
8. Discussion topics:
 - a. Some questions concerned how the ponds looked. Brooks informed everyone that he has made a reservation for fish—carp/catfish which should go into the ponds in the spring.
 - b. Leda requested that the board needed help to look out for problems with the landscaping etc.; we need to hold contractors to their agreements. We need also to try to keep our neighborhood looking as good as possible. Some mailboxes especially are in poor condition. Keeping street lights on at night is in Cheltenham's covenants. If yours isn't automatic, please turn it on for everyone's safety.
9. The meeting adjourned at 8:25 p.m.

Respectfully Submitted,



Judy Carroll, Sec.