

The Co-Moor Valley Association May 2, 2018 Annual Meeting Minutes

Mark Graham, Association President, called the meeting to order at 7:00 pm.

Board members were introduced: Tom Oravec, Vice President, Hans Hauser, Trustee, Sandy Grattan, Treasurer and Julie Bindernagel, Secretary.

Mark called to mind the passing of neighbors Richard Ilhardt (11073) and John Kornick (11409).

Juliann and Carl Stephen (11519) were introduced.

A motion to dispense of the reading of the minutes from the 2017 Annual Meeting was introduced and seconded.

Sandy Grattan provided the financial report. The checking account balance is \$4,879.98. The money market account has a balance of \$39,056.65. Seven (7) Certificates of Deposit (CDs) have been purchased. The balance of those CDs is \$88,733.45. Yearly interest accrued for CDs will be reported in the January newsletter.

Mark advised that there will be no increase in Association fees for 2019. The 2019 budget has been approved.

The Annual Financial Audit was completed by Carol Kofol, Lois Riddles and Laura Trattner. There were no discrepancies found in the audit. Mark thanked Carol, Lois and Laura for volunteering to conduct the annual audit.

Beverly DeWitt commented on the nice look of the three (3) pine trees on the common property on the east side of Blodgett Creek Trail near Albion Rd.

Mark gave a landscape report. The drain on common property on the west side of the street regularly clogs with leaves and other debris after snow thaws and heavy rains. A barrier fence will be erected by Schill Grounds Management to keep the drain clear.

Mark appealed to homeowners to consider taking on responsibilities of Landscape Coordinator.

Jim Schill of Schill Grounds Management was introduced. Jim introduced his associate, Tonya Shephard who is the company's new account manager. Jim spoke about pruning of shrubs and bushes as it is a common concern of many homeowners. Hard pruning of older plants is needed. Hard pruning would be a culture shock but he believes it is necessary to prolong the life of plants. Witch brooming has occurred on many shrubs and bushes. Some homes have taxus shrubs that need deep pruning as they have grown to obscure the view of address plates. There continues to be concerns about maintenance of the hill. Mowing is sometimes impossible because of dampness. Jim Buddie asked about moss growth on grass. Jim Schill explained that moss is very difficult to control. A new lawn may be the only solution. Beverly DeWitt complimented the landscaping crews.

Mark reported that the fence that was damaged by a tree on common property falling behind Jerry Probala's home has yet to be repaired. The tree has been cut down and removed. The Association's insurance will not cover the repair of the fence. Peggy Eickhoff advised that responses from the insurance company should be requested in writing. Mark reported that he was given a written response from the insurance company. He is going to make another request to the insurance agent.

Mark will be meeting with Hans and Troy Hauser's daughter who will develop a website for the Association. Beverly DeWitt said that some homeowner associations allow voting on their websites. Michele Dempsey appreciates the emails Mark has sent notifying homeowners of current events and updates.

Mark and Tom Oravec are working on getting a better handle on property lines. While walking the creek, Mark discovered a small waterfall. There are erosion concerns at Carol Koenig, Richard Ilhardt and Bill Horner's homes. Mark has been in contact with the City of Strongsville that at one time installed gabions in the creek. The City says the erosion of the creek is not its' responsibility. Mark has also been in contact with the North East Ohio Regional Sewer District regarding the creek. A gauge was installed in the fall of 2017 by Stantec Consulting to study stormwater problems within the Rocky River Watershed. Mark spoke with an Engineer from the City of Strongsville who advised that a wall might alleviate the issues on common property near Beverly DeWitt's home. Beverly believes that the sewer pipe on common property is the responsibility of the City.

Betty Buddie suggested that the original developer of Blodgett Creek, (Fannon), be contacted for history. Jim and Michele Dempsey thought that the Army Corps of Engineers had installed a pipe underneath the creek within the past ten (10) years. Lidia Hishynski reported that a pipe near the bridge on Albion Rd. was replaced some time in 2003. The pipe that was installed is three (3) times as big as the original pipe.

If it is determined that extensive work is required to address creek erosion, it will be expensive. Any expenditure by the Association over \$2000.00 must be approved by a vote of homeowners. Tom Oravec said that the creek issues are of serious concern. The gabions that were installed look like they are beginning to be undermined.

Mark asked everyone to provide suggestions, ideas and contact information of engineers that may lead to a solution related to creek erosion.

Arthur Foth Jr. of Foth & Foth was introduced. He explained the Fully Funded Reserve and waiver. A motion was made and seconded to waive the Fully Funded Reserve. The motion passed by a unanimous vote. The Fully Funded Reserve for 2019 is waived.

Sandy Gratton announced that she would like a break from Treasurer responsibilities. Mark said that if anyone was interested, they should contact him.

Mark asked for homeowners' concerns or issues that needed to be addressed. None were offered.

Jim Dempsey said that he felt Mark was doing a fantastic job.

Before a motion was made to adjourn the meeting, Mark asked homeowners for continued participation and input.

A motion was made and seconded to adjourn the meeting.

The meeting adjourned at 8:02 pm.

Respectfully submitted,

Julie Bindernagel