

# **Ethan's Green**

## ***Annual Meeting of the Owners***

**Thursday, December 4, 2004**

The annual meeting for the members of the Ethan's Green Home Owners Association was called to order at 7:09 p.m. by board president Meredith Shreve. Management confirmed that a quorum was present due to the passage of the amendment by the homeowners. For the record, there were 32 homes represented in person and 252 represented by proxy.

Ms. Shreve then introduced the board members and management. Condolences were extended to Pam Biesiada who was unable to attend due to a death in her family. Ms. Shreve then gave a report on the status of the association and projects done both during the previous year as well as the expected projects the board would like to attempt in the coming year. Among those were:

Two benches (each) were installed by three of the four lakes within the community, all stop signs were brought up to code for height and several were replaced through the city, the trees were trimmed at the Champion Trail entrance off Post Road. The entrance light on the north side of Ethan's Drive and Route 91 was repaired, and power was restored to the center island at the same time. New lights were installed there and the board is still exploring the possibility of changing or increasing the wattage or quantity of those lights to brighten their appearance on the trees. The process of installing fountains in the some (or all) of the lakes has started with the first installation in the lake at the northeast corner of the community between Liberty/Elisha/Nathaniel/ and Killingworth. This will beautify the lakes while hopefully adding increased oxygen to the water at the same time. Additionally, the association developed a web site over the past year as a sales and communication tool for the community. Mrs. Shreve then turned the meeting over to Jerry Canterbury who then gave a Power Point presentation on the site and how it works. The address is <http://www.ethans-green.com/> The site contains links to various community, county and state organizations as well as information on the development itself. Documents will be scanned so that homeowners may download them as well as current financial information and even meeting minutes from recent meetings. Questions were then fielded from those in attendance.

Next was the election of trustees. Mr. Fratus of Carlyle Management outlined the responsibilities of the board, how often they met, and gave a general description of the duties involved with the various positions within the board. Management noted that current board member Pete McDonald had opted after several years to not run for re-election. He thanked him for his time on the board and was given a round of applause in appreciation from those in attendance. Individuals who wanted to run had submitted two additional names to board members who were not in attendance at the meeting. When the floor was opened for nominations or volunteers, nine people volunteered for seven positions. They were: Meredith Shreve, Jerry Canterbury, Pam Biesiada, Chip Rader, Bill Furey, Phil Switz, Dave Jackson, Joel Pietrantozzi, and Bob McFarland. After the floor was closed to nominations, each person was then given a few minutes to introduce him or herself and give some background information to those in attendance. Phil Switz spoke on behalf of himself as well as Dave Jackson who was not able to attend the meeting. Meredith Shreve also spoke for herself as well as for Joel Pietrantozzi who, like Mr. Jackson, wanted to run for the board but was unable to attend the meeting. Since there were nine people running for seven spots, Mrs. Shreve then requested her name be deleted from the ballot. She felt confident in the direction the board was taking and has served on the board for nine years. She too was given a round of applause from those in attendance once she finished speaking.

Management then noted that an election would still be held since there were now eight people running for seven spots. As such, he asked for a volunteer from the audience to help count ballots that was not running for the board, or related to anyone running for the board. Mr. Harry Lee of Walton Boulevard

**volunteered to help count ballots. Mr. Fratus and Mr. Lee circulated through the crowd collecting ballots. In the mean time, Mrs. Shreve turned over the meeting to Bill Furey who serves on both the board and city council to address any current city issues.**

**After Mr. Furey's presentation, the floor was opened up to general discussion while the votes were still being counted. Although not all of the points brought up for discussion were necessarily association issues, some of the key points were: Staggering the election of board members to eliminate the possibility of turning over an entire board in one year (would require owner vote/amendment to change), street light pole replacement as well as painting and the general condition of the light poles themselves (city/Ohio Edison follow up issue), the traffic light being too short at Glenwood and Route 91, the poor visibility seeing on coming traffic from Reminderville when turning left from Glenwood on to Liberty, the cone in the front by the lighted sign, replacing the asphalt path from Ethan's Drive to the North Pond Lake (board can visit in 2005 & obtain bids), the status of the sexual predator amendment (requires owner vote which board would like to package with other possible amendments), and adding an address to the Ethan's web site to allow people to e-mail the board/management/ or the web master. Per Jerry Canterbury, this would be added within a week.**

**After general discussion, the results of the election were announced. The new board for 2005 will be: Chip Rader, Bill Furey, Pam Biesiada, Jerry Canterbury, Phil Switz, Joel Pietrantozzi, and Bob McFarland. Board positions would be elected at the next board meeting scheduled for January 27<sup>th</sup> at 7:30 pm at Phil & AJ's restaurant. (Since two of the seven were not able to attend tonight's meeting)**

**After the results were given, a motion was made (Shreve) and seconded (McDonald) to adjourn the meeting at 8:24 pm...**

**Respectfully Submitted,**

**Edward Fratus  
Recording Secretary**