

**ETHAN COMMONS 2010 HOMEOWNERS ASSOCIATION**  
**Annual Meeting of the Homeowners Association**  
**March 22, 2010**

**CALL TO ORDER**

The 2010 Annual meeting of The Ethan Commons Homeowners Association was called to order by President David Santacesaria at 7:04 p.m.

**DETERMINATION OF QUORUM/APPROVAL OF 2009 MINUTES & INTRODUCTION OF MEMBERS AND GUESTS**

David informed those present that a quorum had been determined. He then asked for a motion to approve the 2009 minutes. A motion to approve the 2009 minutes was made and seconded. The motion was passed by a unanimous verbal vote of those present.

David briefly explained the duties of the Board of Trustees and also informed homeowners that he had recently been elected President of the Board when Mike Nease found it necessary to resign.

David introduced guest Lynda Kovach, of Kamen & Cusimano . David then introduced the 2009 Board of Trustees, Drew Romito, Marie Wilson, Julie Worley, Geni Spera, and Maher Holozadah. Each Board member gave a brief history of his/her service as a Board member.

**PRESIDENT'S REPORT**

David gave a brief overview of what the Board had accomplished in 2009. Geni gave a brief report on this year's community garage sale.

**REPORTS**

**Drive-arounds: (David Santacesaria)** David informed homeowners that the Board conducted a drive around during the past year in order to give Board members a better idea of what needed attention throughout Ethan's Green. Some of the items covered were: General maintenance, such as repair, staining, painting etc., landscaping issues, and in general, just being aware of things that would need to be addressed by the Board to keep the community attractive. Drive-arounds take place during the Spring season and in the Fall of the year.

**Annual Garage Sale: (Geni Spera)** Geni gave a brief history of the Community Garage Sale and explained how much easier it had become since the sale now needs just a single permit for the community, rather than each homeowner being required to obtain a permit. Geni reported that about 130 homeowners had participated last year and that 26 people have already signed up for this year's sale. The 2010 Garage Sale will be held for two days: June 11th & 12th. There is no fee to participate. Those wishing to be included need only to sign up so they are registered with the city. Geni will send the city a list of participants. There will also be a list available for homeowners of places that will accept donations of unsold items.

**New sign at the Liberty/Glenwood Roundabout: (David Santacesaria)** David commented that he and Mike Nease had worked diligently with the city of Reminderville to lower the Association's cost for the two new signs at the roundabout. Their efforts resulted in Reminderville paying for about half the cost of the new signs.

**Financial report (Ed Fratus, Carlyle Management Co.):** Ed reviewed the financial information which had been passed out to homeowners upon arrival at the meeting. He reviewed the expenses for 2009 and the budget for 2010. He reported that at year end, the Association was \$12,487 in the black. He also replied to questions from

homeowners about the budgeted postage increase (these costs historically increase), and the reason for the increase in revenue compared to last year(mostly from late payment fees collected).

**Kamen & Cusimano Information/Board of Trustees: (Lynda Kovach)** Lynda informed homeowners that the law firm of Kamen & Cusimano specializes in Homeowner, Condominium, and Association law. They have been representing Ethan's Green since 2000.

She explained that the Board of Trustees is primarily responsible for making decisions about maintenance and budgeting for the Association, as well as addressing occasional homeowner concerns that require the Board's attention. The property management company, (Carlyle Management Company) is the agent of the Association and has no voting power. The management company carries out the decisions made by the Board of Trustees. The major area of concern for the Association's Board, is maintenance of the common area property in the Association.

Lynda spoke briefly about the recently passed Senate Bill 187, for homeowner associations, which will give all associations the stability of foundation that may now be lacking (for example, it will now take only 75% of the votes to amend a document rather than the previous 100% required). Lynda mentioned that Kamen & Cusimano holds seminars on various subjects pertinent to homeowner associations throughout the year, one in particular for new Board members.

#### **NOMINATION OF INSPECTORS OF ELECTION**

David Biesiada and Keith Blake were nominated, seconded, and unanimously elected to be the Inspectors of Election.

#### **ELECTION OF RESIDENTS TO THE BOARD OF TRUSTEES**

Seven Board members were to be elected to the Board of Trustees for the 2010 year. Voters were reminded to mark only seven names on their ballots. Homeowners wishing to run for a Board position were:

- Geni Spera
- Maheer Holozadah
- Kimberly Bailey
- Mike DiCillo
- Bill Furey
- Ray Biziorek
- David Post
- Scott Barr
- Penny Victor

The candidates each spoke briefly about their qualifications and why they wished to be elected to the Board of Trustees.

The following homeowners were elected to the Board of Trustees for 2010 :

- Geni Spera
- Mike DiCillo
- Bill Furey
- Ray Biziorek
- David Post
- Scott Barr
- Penny Victor

**GENERAL DISCUSSION**

How is the Structure of the By Laws upheld? Ed responded that Ethan’s generally uses a three step notification process- the final step is notifying the Association’s attorneys.

Ed responded to a homeowner’s inquiry, that of the four amendments residents were to vote on in the last few years, only one, the sexual predator amendment, was passed.

At the conclusion of the meeting the following raffle prizes went to lucky homeowners present:

- 2 gift baskets
- 2- \$10.00 gift certificates to Fresh Start restaurant

Certificates were given for the following:

- 1 large pizza with one topping from Romeo’s Pizza
- An 8 inch ice cream cake from the Twinsburg Dairy Queen
- 1 large pizza with 3 toppings from Marco’s Pizza

Respectfully Submitted,

Donna Kress, Recording Secretary

\_\_\_\_\_ President \_\_\_\_\_ Date

\_\_\_\_\_ Secretary \_\_\_\_\_ Date