

ETHAN COMMONS HOMEOWNERS ASSOCIATION
ANNUAL MEETING
Wednesday March 20, 2013
Location: Dodge Intermediate School

CALL TO ORDER:

The Annual Meeting of the Ethan Commons Homeowners Association was called to order at 7:03 by President, Geni Spera. All were welcomed.

DETERMINATION OF QUORUM:

A quorum of homeowners was determined.

INTRODUCTION OF BOARD MEMBERS AND COMMITTEES:

Steve Avner, Property Manager, introduced the Board of Trustees: President, Geni Spera, Vice President Mike DiCillo, Secretary David Post, Treasurer Bill Furey, and Trustee Jay Magnes. Absent from the meeting were Trustees Scott Barr, due to illness, and Phil Switz. Steve thanked Phil for his service on the Board as he will not be returning to serve next year.

APPROVAL OF MINUTES FROM THE MARCH 2012 ANNUAL MEETING:

Reading of the Minutes: Mark Cohen moved to waive the reading of the 2012 minutes. Gerald Fiala seconded the motion. The motion passed unanimously.

Lee Drowlette moved to approve the March 2012 minutes. Kate Tonti seconded the motion. The motion passed unanimously.

R.N. LANDIS MANAGEMENT REVIEW AND FINANCIAL REPORT

(Steve Avner, Property Manager & Steven Pariok, CPA):

Steve Avner reported that the Ethan Commons Financial Report was in good standing. Steve introduced Steven Pariok, CPA from Premier Accounting Inc to present the reviewed financial statements for Ethan Commons ending December 31, 2012. Mr. Pariok presented a financial report including balance sheets, financial statements, and accounting notes. All attendees received a handout provided by Steven Pariok, CPA.

PRESIDENT'S REPORT:

Geni Spera stated that the current Board has been working together successfully. The Board has accomplished a streamlined approach to getting projects completed. Landscaping and pond maintenance are two examples of these accomplishments. Geni reminded all attendees that Association Dues need to be paid and that there would be a late fee if paid after April 1st, 2013. Geni informed all attendees that Board Meetings are held every two months and are an open forum to any homeowner who would like attend and get involved.

Geni stated that the Ethan Commons Newsletter was printed and sent to all homeowners in January 2013. Further newsletters or announcements would be sent via email unless requested to be sent in hard copy.

Geni reported that diseased pine trees in the islands along Post Road were replaced with Cleveland Pear Trees. Additional landscaping was done in the islands at Burton Drive, Alling Drive and Champion Trail. However, due to the extreme heat and drought during the summer, some of the plantings did not survive and were replaced in the fall.

Geni informed all attendees that a walk around of common areas would be done in May amongst Board Members to determine a "To Do List". All suggestions are welcome by the Board.

Geni reported that the website is being used and received 1,051 hits in the fourth quarter of 2012. In addition, Geni informed attendees that there is a classified section if anyone would like to post information on the Ethan Commons Website.

Geni stated that the Board and the Ohio Department of Natural Resources are working together to incorporate techniques to control the population of geese. A permit has been applied for to allow us to hire a company to locate nests and addle any eggs that are found.

Geni informed attendees that the Ethan Commons Garage Sale would be held on Friday June 14th and Saturday June 15th. Penny Victor has volunteered to chair this event.

ELECTION:

Steve Avner asked for nominations from the floor. There being none, Steve informed all attendees that Jamey Appell and Gary Wasilewski have requested to be added to the list of nominees. Steve then gave instruction on voting procedures. Ballots were counted, and results were as follows: Geni Spera, Mike DiCillo, Jay Magnes, David Post, Bill Furey, Scott Barr and Jamey Appell. Steve Avner is to send Gary Wasilewski a letter thanking him for his interest and to inquire about his participation in another capacity.

OPEN FORUM (answers to questions from the floor):

1. Posts at Liberty Road are maintained by the Association and painting the wood would be reviewed.
2. A new trash program is being proposed by the City of Twinsburg. Each resident will be given a 96 gallon container with wheels. Trash would be picked up on Tuesdays. A smaller container may be assigned by request. Further information will be provided.
3. There is not much the Board can do about the deer population.
4. The stop signs in Country Club will be examined for visibility and damage.
5. Mulching is done on an as needed basis.
6. The proposed roundabout is a "city" issue that continues to move forward. Ethan's Commons is not involved with this project at this point. All concerns should be directed to the Twinsburg City Council.

Door Prizes were awarded.

ADJOURNMENT: The meeting was adjourned at 8:16 p.m.

Respectfully Submitted,

Michelle Miller, Recorder

_____ **President**

_____ **Secretary**