

**ETHAN COMMONS HOMEOWNERS ASSOCIATION**  
**ANNUAL MEETING**  
**Wednesday March 19, 2014**  
**Location: Dodge Intermediate School**

**CALL TO ORDER:**

The Annual Meeting of the Ethan Commons Homeowners Association was called to order at 7:04 by President, Jay Magnes. All were welcomed.

**DETERMINATION OF QUORUM:**

A quorum of homeowners was determined. We recognize that the homeowners present, either in person or by proxy, constitute a quorum for the purpose of conducting association business.

**INTRODUCTION OF BOARD MEMBERS AND COMMITTEES:**

Steve Avner, Property Manager, introduced the Board of Trustees: President, Jay Magnes; Vice President, David Post; Secretary, Geni Spera; Treasurer, Bill Furey; Trustee, Mike DiCillo; Trustee, Scott Barr and Trustee, Jamey Appell.

**APPROVAL OF MINUTES FROM THE MARCH 2013 ANNUAL MEETING:**

**Reading of the Minutes:** Mark Cohen moved to waive the reading of the 2013 minutes and approve the minutes as presented. Martin **Suhoza** seconded the motion. The motion passed unanimously.

**R.N. LANDIS MANAGEMENT REVIEW AND FINANCIAL REPORT**

**(Steve Avner, Property Manager & Steven Patriok, CPA):**

Steve Avner reported that the Ethan Commons Financial Report was in good standing. Steve introduced Steven Patriok, CPA from Premier Accounting Inc to present the reviewed financial statements for Ethan Commons ending December 31, 2013. Mr. Patriok presented a financial report including balance sheets, financial statements, and accounting notes. All attendees received a handout provided by Steven Patriok, CPA. In addition Mr. Patriok reported on the following items: Alliance Bank is being used because they offer free checking and better interest; Insurance covered the cost of the stolen pond pump; and the walkway leading to the pond was completed with Ethan Commons Reserve Fund monies.

**PRESIDENT'S REPORT:**

Jay Magnes stated that the current Board has continued to work together successfully. Jay reminded all Unit Owners that dues are to be sent in by the first of the month. Jay explained that the Board meets every two months and allows the first 15 minutes of each Board Meeting as a time for public participation. All are encouraged to participate.

Jay reported on the status of landscaping at Ethan Commons. Jay acknowledged that there have been some issues and concerns with the current landscaping company, Turfscape. However, following a meeting with the management of Turfscape and the Board, there is work being done to fix previous problems and correct procedures going forward. The goal is to meet all agenda items that have been set forth. There has been some damage done to trees/plants by Mother Nature and disease has played a role in their destruction. The Board will work with Turfscape to replace the diseased Evergreens with Norway Spruce on a case by case basis.

Jay reported that a scheduled "Walk Around" would be done in the month of May. This "Walk Around" would be conducted by Turfscape and Board Members. The purpose is to establish a task list of items that need to be completed.

Jay provided an informational handout for the Ethans Green Community Garage Sale to be held June 13 and June 14, 2014.

Jay reminded all unit owners that any permanent improvements (decks, additions, fences, etc.) made must be approved by the Architectural Review Board.

Bill Furey is to inquire with the city of Twinsburg about repairing the hole created by surveyors at the front entrance.

Scott Barr explained the processes used by the Ohio Division of Natural Resources to control the geese population. The first technique is to addle geese eggs. A second technique of lights used to irritate the geese was also used.

**ELECTION:**

Steve Avner asked for nominations from the floor. There being none, Penny Victor moved that the nominations be closed. The Board was presented as follows: Jay Magnes, Geni Spera, Mike DiCillo, David Post, Bill Furey, Scott Barr and Jamey Appell. Martin ??? moved that the 2014-2015 Ethan Commons Board be accepted as presented. Penny Victor seconded. Motion passed unanimously.

**OPEN FORUM (answers to questions from the floor):**

1. Construction on Rt. 91 has put a hold on a new Ehtan Commons Entrance Sign.
2. The city of Twinsburg has no plans to change street signs. As posts are taken down from deterioration, they will be replaced with higher posts. The city is looking for cost effectiveness through maintenance, not replacement.
3. Permanent affects of the roundabout are not known at this time and completion will not occur for a number of years. Traffic patterns are also unknown at this time.
4. Concerns over the excessive use of salt being used should be directed to the City of Twinsburg. Bill Furey reported that brine may be an alternate used instead of salt in the future.
5. Concerns about overgrown weeds and bees at area playgrounds should be directed to the City of Twinsburg. The city is responsible for their maintenance.

**INTRODUCTION OF THE BOARD:** The Board committed to making collective decisions for the common good.

**Door Prizes were awarded.**

**ADJOURNMENT:** The meeting was adjourned at 8:01 p.m.

Respectfully Submitted,

Michelle Miller, Recorder

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**President**

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**Secretary**

