

**ETHAN COMMONS HOMEOWNERS ASSOCIATION**  
**ANNUAL MEETING**  
**Wednesday March 9, 2016**  
**Location: Dodge Intermediate School**

**CALL TO ORDER:**

The Annual Meeting of the Ethan Commons Homeowners Association was called to order at 7:01 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.

Steve explained the purpose of the Annual Meeting is to inform unit owners regarding association business and to hold an election of board members per the governing documents.

**INTRODUCTION OF BOARD MEMBERS AND COMMITTEES:**

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

In addition, Steve reported to all attendees that home renovation projects need to be approved by the Architecture Review Board which is lead by Mac Cohen (unable to attend).

**APPROVAL OF MINUTES FROM THE MARCH 11, 2015 ANNUAL MEETING:**

**Reading of the Minutes:** Steve Shucard moved to waive the reading of the 2015 minutes and to approve the minutes as presented. David Wales 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 management company has worked effectively and productively for five years with the Ethan's Green Board.

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, 2015. 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: the accountant's process for reviewing financials is to compare the budget against the expenses and to review invoices pertaining to these items; the Reserve Study stated that the Ethan Commons Association is fully funded and enhances property values; and taxes are done per the non-profit guidelines.

In addition, Mr. Patriok stated there were four foreclosures and fifteen liens in 2015.

There was a decrease in capitol due to funds being withdrawn from the Reserve Fund for tree maintenance and new entrance signs.

Discussion was given to budget processes. The budget is based on a 100% collection success rate; however Ethan's Green possesses a better than average collection rate. This is an indicator of the Associations financial stability.

### **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 there has been significant landscaping work done at Liberty and Glenwood. The existing stone was repurposed and used.

Jay reported the website is up and running. Unit Owners are encouraged to visit [www.ethans-green.com](http://www.ethans-green.com) for community information. The website has an option to post comments regarding the community as well.

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. This process allows the Board to examine any areas of concern in the community. The purpose is to establish a task list of items that need to be completed. The Board will address a sign in need of repair on White Ash Trail.

Jay announced the Ethan's Green Community Garage Sale to be held June 17 and June 18, 2016. Registrations will be taken via the website for 2016.

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

Scott Barr explained the processes used by the Ohio Division of Natural Resources (ODNR) to control the geese population. The most effective technique is to addle geese eggs. The process is successful proven by the reduction in the number of geese.

### **ELECTION:**

Steve Avner reported that all seven Board Members are running for reelection. Steve Avner asked for any other nominations from the floor. There being no additional nominees, Mr. Linton moved that the nominations be closed. There being no opposition to any Board Member, Mr. Spera moved, and Mr. Holozadah seconded the Board be approved by acclamation. Motion passed unanimously. The Board was presented as follows: Jay Magnes, Mike DiCillo, David Post, Bill Furey, Scott Barr, Jamey Appell and Pam Biesada. Ethan Commons Board be accepted as presented.

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

1. Bill Furey addressed questions regarding the replacement of signage due to the new roundabout. Per the city engineer, the City of Twinsburg will pay the cost of replacing the sign. The sign will be placed in the northeast corner of the roundabout.
2. Unit Owners expressed concerns regarding the road construction on Rt. 91. The Board stated this is an issue is to be brought before the City of Twinsburg and is not for the Association to address.
3. The Board agreed to look at possible solutions for enhancing the esthetics of utility boxes that currently are unsightly. This will be done during the spring walk around.
4. Unit Owners expressed appreciation for the financial responsibility the current Board has demonstrated including collecting bad debt.

5. Concerns were expressed about standing water on Stanley Lane. Steve stated this issue must be addressed with the immediate condo association.
6. The Board has a goal to unify street signs; however, this cannot be addressed until the construction is done. More specifically, only signs managed by Ethan's will be considered. There are twelve condo associations under Ethan's Green who monitor their own street signs.
7. Steve reported R.N. Landis is in the process of installing a credit card payment option for dues.
8. Steve replied to unit owner's questions about privacy policies and the disclosure of delinquencies. The question will be forwarded to Legal Council. Steve stated that it does take a 2/3rds Unit Owner approval to change any current bylaw.

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

**ADJOURNMENT:** Darryl Kirkpatrick moved to adjourn the meeting, all in favor. The meeting was adjourned at 8:07p.m.

Respectfully Submitted,

Michelle Miller, Recorder

\_\_\_\_\_ **President**

\_\_\_\_\_ **Secretary**