

ETHAN COMMONS HOMEOWNERS ASSOCIATION
Annual Meeting of the Homeowners Association
March 16, 2009

CALL TO ORDER

The 2009 Annual meeting of The Ethan Commons Homeowners Association was called to order by Board of Trustees President Drew Romito at 7:07 pm.

DETERMINATION OF QUORUM & INTRODUCTION OF MEMBERS AND GUESTS

Drew Romito informed those present that a quorum had been determined. Drew then reviewed the agenda for the meeting and introduced the Board of Trustees : Mike Nease (Vice President), Geni Spera (Secretary), Marie Wilson, David Santacesaria, Julie Worley, and Ed Fratus of Carlyle Management Company. Treasurer, Paul Powers was unable to attend. Drew recognized Architectural Review Committee members Marc Cohen, Jeff Baker and Kim Sobonya as well as Webmaster, Bill McIlroy. Twinsburg Mayor Katherine Procop and City Council members Bill Furey Steve Murphy, and Andrew Romito were also introduced.

PRESIDENT'S REPORT

Development upgrades:

1. Renovation and/or replacement of street signs and other sign posts.
2. New fountains in the ponds.
3. Newly paved walkway at North Pond.
4. Refurbished / repaired gazebos.
5. Cleanup of all entrance areas.
6. Landscaping between Hanford and N. Pond.
7. Repair of the fence on N. Pond (to be done in the coming month).
8. Clean up of the Bissell canals.
9. Making sure that the "no fishing", "no swimming", and "no skating" signs are kept in place.

Limiting the homeowner' association liability: Newsletters are sent out and a recording secretary has been hired.

Website: Drew encouraged homeowners to make use of the Ethan's website. In addition to being a good way to access Board members and Carlyle Management, the website also enables homeowners to send anonymous information to both the Board and to Carlyle Management. Newsworthy items and classified advertisements can also be found on the website. Projected examples of actual webpages were shown.

Amendments: Drew informed homeowners that the Sexual Predator Clause Amendment to the Bylaws had passed. He noted that it might be a good idea to keep trying to pass the remaining desired amendments because they are vital in order to keep architectural

integrity within Ethan's Green and they will provide residents with rules and guidelines for making architectural changes to their homes.

Drew ended his report by informing residents that there will be no fee increase for 2009 and that all monies budgeted but not used in 2008 had been added to the reserves.

FINANCIAL REPORT

Ed Fratus of Carlyle Management reviewed the financial statement spread sheet that had been passed out to residents. He pointed out that most areas had been under budget for the year. He briefly reviewed contractual expenses, landscaping and electrical expenses and maintenance items in his report. At year end there was \$175.00 in checking and \$35,504 in the Reserve Fund.

In response to homeowner questions Ed reported that Ethan's Green is not losing significant revenue due to current economic conditions, and that the Ethan's Green Reserve Fund is adequately funded for the Association's future needs.

COMMITTEE REPORTS

1. **Garage Sale:** Chairperson, Geni Spera announced that the 2009 Garage Sale will be held on the weekend of June 12th and 13th. There is no need for individuals to get a permit for the sale. Only a single permit is necessary for the Ethan's Green area. The permit will be taken care of by the Association. There will be advertisements placed in several local papers, signs will be placed at the main entrances, and a list of agencies taking items not sold will be compiled for residents participating in the sale. Geni reminded condominium owners who would like to participate, to check with their individual Associations to be sure that doing so would not be in violation of their By Laws.
2. **Entrances:** Marie Wilson reported on the following:
 - Rt. 91/ Ethan's:** This spring the Board, with input from Turfscape, will be working on ways to make this entrance area look attractive, taking into consideration the problems caused by ice, snow, salt, and lack of water during the summer months.
 - Rt. 91 / Glenwood:** The sign at this entrance may have to be repaired or replaced and several overgrown shrubs need to be removed.
 - Liberty / Glenwood:** The Board is holding off on doing anything at this entrance until some determination is made for the proposed traffic Roundabout adjacent to this entrance. Mayor Procop remarked that all resident's concerns about traffic patterns should be directed to the City Council. She added that the City will be starting their annual Spring clean-up which should be helpful to homeowners. Homeowners however, are responsible for picking up trash etc. in their own yards as well as in their common areas.
3. **Drive Around:** David Santacesaria reviewed all the areas viewed by Board members. The drive around gave the Board a much better idea about which areas in the community need attention. Drive arounds will continue to be done twice a year

by the Board. David encouraged residents to keep calling about anything that they feel needs attention in the community.

4. **Entrance lights / Vandalism:** Mike Nease informed residents that there had been vandalism done to the lights next to the new entrance sign. Police reports and insurance claims were filed. Those responsible were identified and are paying for the damage done. The lighting will be replaced with something that will hopefully discourage future damage and/or theft. Mike then brought up the idea of Ethan's having some sort of 'neighborhood watch' program put in place. Those present responded favorably to this suggestion and the Board will look into implementing this idea in the coming year.

5. **Landscaping:** Drew reported that property definitions for areas of upkeep between the golf course and Ethan's Green were determined in a drive around done by Turfscape, the Board President, and the Golf Course Property Manager. Turfscape is now clear as to which areas are to be maintained by Ethan Commons Homeowners Association. Ethan Commons is now in the second year of a three year contract with Turfscape Landscape Company.

RAFFLE

Many Ethan's Green t-shirts were taken home by lucky winners.

NOMINATION OF BOARD MEMBERS / VOLUNTEERS FOR INSPECTION OF ELECTION

Ed Fratus reviewed the responsibilities and functions of Board members. There being no further nominations from the floor for Board members to be added to the slate, the nominations were closed by motions and approval of those motions from the floor.

Those running for office were: Drew Romito, Mike Nease, Geni Spera, David Santacesaria, Marie Wilson, Julie Worley, Bill Furey, Mike DiCillo, and Maher Holozadah . Each candidate spoke for two minutes about their qualifications and their interest in being elected to the Board.

Two residents volunteered to be Inspectors of the Election. The votes were counted and the following people were elected to serve on the Board of Trustees for 2009. The new Board members are: Drew Romito, Marie Wilson, Mike Nease, Geni Spera, David Santacesaria, Julie Worley and Maher Holozadah.

There being no further business the meeting was adjourned at 9:15 pm.

Respectfully Submitted,

Donna Kress,
Recording Secretary

_____ President _____ Date

_____ Secretary _____ Date

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