

ETHAN COMMONS HOMEOWNERS ASSOCIATION
ANNUAL MEETING
Monday, March 14, 2011

CALL TO ORDER

The annual meeting of the Ethan Commons Homeowners Association was called to order at 7:06 p.m. by President Geni Spera.

DETERMINATION OF QUORUM/APPROVAL OF 2009 ANNUAL MEETING MINUTES

A quorum of homeowners was determined. Eugene Wetzel moved to approve the 2010 annual meeting minutes, Marie Wilson seconded. The 2010 minutes were accepted by an 'aye' vote of those present.

INTRODUCTION OF BOARD AND COMMITTEES

Geni introduced the Board of Trustees: Vice President Mike Di Cillo, Treasurer Bill Furey, Secretary David Post, Scott Barr, Penny Victor, Phil Switz. Architectural Review Board members, Chairman Marc Cohen, Jeff Baker, Scott Barr and Mike Di Cillo were also introduced as well as Recording Secretary Donna Kress.

PRESIDENT'S REPORT

Geni briefly highlighted items that had been worked on during the past year including major contracts, common area inspections and maintenance, website redesign, and the change in management company.

R.N. LANDIS INTRODUCTION AND FINANCIAL REPORT

Geni introduced Rich Landis, President of R.N. Landis Management Company, who has been appointed to replace Carlyle Management as Ethan Commons HOA management company as of March 2011. Rich Landis spoke briefly about himself and Landis Management. He made a point of noting that he will be managing only the master association (Ethan Commons Homeowners' Association). Condo associations within Ethans also have individual condo management companies. Rich went on to say that the financial report passed out to those present at the meeting was from 2010 and had been put together by the previous management company. The financials are in good order. Future financial reports will be prepared by R.N. Landis and will have a somewhat different layout than those done in the past. He noted that the Board had done an excellent job of working within the budget in 2010.

COMMITTEE REPORTS

Service contracts (Bill Furey)

1. Landscaping: Because the Board now has a detailed map of all the common areas, companies that quote for the landscaping contract all have identical specifications from which to make their bids. Turfscape was able to offer a three year contract at a lower price than last year, with an escape clause for the Association. This contract will allow Turfscape to go forward each year without the necessity of rebidding the contract resulting in better service at a reduced price.

2. Aqua Doc/Pond maintenance: Aqua Doc maintains the fountain pumps for the ponds which are attractive and help reduce algae growth. Chemical treatments are also applied as needed. Because they now have a contract that covers all aspects of routine pond maintenance, Aqua Doc is able to do what needs to be done in an ongoing manner without having to write a new contract for each problem as it arises.

3. Gazebos: The Board has negotiated a long term contract with Carl Nenandel for power washing and staining the gazebos in a timely manner.

Goose Problem/Reserve study/Rules Handbook/ Asphalt repair (Scott Barr)

1. Goose problem: Several things have been tried to reduce the population of resident geese. Last fall strobe type lights were installed to see if this might help with the problem, with the results as yet to be determined. The Board has contacted ODNR to see if Ethan's can be granted a permit to have the goose eggs addled. Any resident who feels there is a problem is asked to fill out an online form to ODNR so the complaint is on record. Other control methods are being discussed.

2. Ohio Revised Code section 5312 (new state law): The Board is now in the process of selecting a company to do a reserve study for Ethan commons. Because of this new law each association is now responsible for having a reserve fund that will have enough funds set aside to take care of repairs and maintenance of the association's assets. The study will determine the value of the association's assets and the amount of money needed to fund the reserve.

3. Rules handbook: The Board is in the process of putting a rules handbook together for the Association.

4. Asphalt repair: The Board is now taking bids for repair work on the asphalt walkway at North Pond (leading to the gazebo) where a tree root has disturbed the path.

Collection process/rates (David Post)

1. Collections: The Board has worked to streamline the process for collecting regular yearly association dues and for past due accounts so that the process will be consistent year after year.

2. Annual dues: There will be no increase in annual dues; they will remain at \$90.00 for 2011.

Map of Ethan Commons/ ARC: (Mike Di Cillo)

1. Map: Mike explained that by utilizing an electronic file of the map of Ethans Green he has been able to update the map. The map shows each property in Ethan's Green. Location of ponds and entrances are noted. In the future the map will detail locations of stop signs and street signs and there will be a legend so noting these items.

2. ARC: Mike stressed the fact that when a homeowner wants to make a change to his residence, even if he is located within an area governed by a condo board, that individual must **first** contact the Architectural Review Committee of the master association and submit the proposed changes for review by this committee. Once this is done and the ARC approves the change, he may then present his request to his own condo board.

Insurance/Fidelity Bond/Website (Penny Victor)

1. Insurance: Penny reported that the Board is researching the association's insurance coverage. Previous sign coverage had been inadequate and has now been increased from \$500 to \$10,000.

2. Fidelity Bond: The association's attorneys have indicated that it would be wise to have a Fidelity Bond, which is coverage protecting the association from employee dishonesty. This is presently being reviewed. The existing property coverage is adequate and will not change until the reserve study has been completed and there is a clear accounting of all the association's assets.

3. Website: (www.ethansgreen.com) Last month there were 146 new visitors to the website. Penny's son, Scott Victor, has updated our website and will handle ongoing maintenance.

Walk Around/By-Laws (Phil Switz)

1. Walk around: Phil explained that in early May, the Board does a complete walk through of all common areas for purposes of checking signs, posts, bushes (landscape), gazebos, etc. and creates a 'to-do' list of items that need the Board's attention. Once identified, this list will be turned over to R.N. Landis.

2. By-Laws: One of the major issues in by-law reform is the election of Board of Trustee members. The Board needs consistency and a staggered election and/or length of term will be addressed as a necessary change. Materials that are now available for home improvement also need to be updated for the residents wishing to make changes to their property. Phil encouraged residents to call board members directly or contact them through the website if they have questions about making changes to their property.

Newsletter/Garage Sale (Geni Spera)

1. Newsletter: The most recent newsletter was mailed out with the notice of payment of the annual dues. Generally it is e-mailed to residents every 6 to 8 weeks. Geni encouraged homeowners to sign up if they would like to be on the e-mail list.

2. Garage Sale: Geni announced that she and Penny Victor will handle the sale this year. The garage sale will be held June 10 & 11 from 9 a.m. to 4 p.m. Last year 120 residents participated in the sale. The association will handle advertising, promotional literature, the City community garage sale permit application, and signs for the sale.

NOMINATION OF BOARD CANDIDATES/Candidate Presentations

The following residents were nominated for a position on the Board of Trustees: David Post, Scott Barr, Penny Victor, Geni Spera, Phil Switz, Mike DiCillo, Bill Furey, Jason Magnes and Norman Lawson. Don Spera moved that the nominations be closed, Steve Shucard seconded the motion. The motion was unanimously approved. The candidates spoke briefly about themselves and their reasons for wishing to be elected. Mr. Wetzel and Mr. Cohen volunteered to help with the counting of the ballots.

ELECTION RESULTS/ INTRODUCTION OF THE 2011 BOARD

All 2010 Board members were re-elected for the 2011 term.

OPEN FORUM – QUESTIONS FROM THE FLOOR

Why are entrance signs not uniform throughout Ethan’s Green?

Signs are being replaced gradually as they get older. It is the goal of the Board to ultimately have all signage uniform. Condo associations each choose their own sign design.

Why are flags not flown for holidays?

It has never been addressed before, but the Board can look into doing so- it might be a cost problem.

What do you do if you notice a neighbor is not keeping up his property?

Notify the Board and/or call the City of Twinsburg Building Department.

Who is responsible for upkeep of tree lawns and the trees on them?

The City of Twinsburg has a fund to take care of pruning treelawn trees, and they will remove dead trees. Although the city takes care of the trees, the homeowners can also take some responsibility for care and maintenance of the tree lawns and trees.

The street signs are dated – can they be changed?

The Board will make note of this during their walk-around.

Will the map show the common areas and will they be maintained?

Yes. David will follow-up on question about a specific common area and its maintenance.

The pond by the golf course is a mess – can anything be done?

Talk to the golf course superintendant to see what he may be able to do.

Maher Holozodah thanked the Board for appointing a new management company and asked if all documents have been turned over to Landis and wondered if an audit needs to be done. He suggested that a code of conduct for board members be put into place.

Rich Landis said that everything is in order and doubted there was need for an audit. In answer to a question about the reserve fund, Rich noted that members can vote not to fully fund the reserve fund or can vote to set aside a certain amount each year.

DOOR PRIZES Door prizes were raffled (pizzas, ice cream cake, Heinen’s gift cards)

ADJOURNMENT

There being no further business, Don Spera moved that the meeting be adjourned. Holly Norton seconded the motion. The meeting was adjourned at 9p.m.

Respectfully Submitted

Donna Kress, Recording Secretary

_____ President _____ Date

_____ Secretary _____ Date