

ETHAN COMMONS HOMEOWNERS ASSOCIATION
ANNUAL MEETING
Wednesday March 11, 2015
Location: Dodge Intermediate School

CALL TO ORDER:

The Annual Meeting of the Ethan Commons Homeowners Association was called to order at 7:02 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 2014 ANNUAL MEETING:

Reading of the Minutes: Steve Shucard moved to waive the reading of the 2014 minutes and approve the minutes as presented. Don Spera 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 four 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, 2014. 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 taxes are done per the non-profit guidelines.

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 signs throughout Ethan's Green. The Board weighed out the option of replacing signs or maintaining/repairing the current signs. Due to cost and practicality, maintaining the signs with new paint and any needed repairs was the better option.

Geni explained to all attendees that the Association is responsible for all of the main signs and signs in the common areas but the Association is not responsible for any signs in private condo associations.

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.

Jay announced the Ethan's Green Community Garage Sale to be held June 12 and June 13, 2015.

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 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. This year's population will naturally decrease due to the extreme cold winter.

ELECTION:

Steve Avner reported that Geni Spera would be resigning from the Board leaving a vacant spot to be filled. Pam Biesada expressed her desire to fill the vacant seat. Steve Avner asked for any other nominations from the floor. There being no additional nominees, Audrey Toth moved that the nominations be closed. The Board was presented as follows: Jay Magnes, Mike DiCillo, David Post, Bill Furey, Scott Barr, Jamey Appell and Pam Biesada. Geni Spera moved to cast all votes in person or proxy for the 2014-2015 Ethan Commons Board be accepted as presented. Clayton Burroughs seconded. Motion passed unanimously.

OPEN FORUM (answers to questions from the floor):

1. Bill Furey addressed questions regarding the new roundabout. The Association does not take a stance on this issue but is dealt with by the City of Twinsburg. Bill did state that there would be no sign in the middle of the roundabout per the city engineer.
2. Steve explained the Reserve Fund Account and what the money is allotted for. Furthermore, Steve defined annual budget items and special projects. He also stated that the banks look fondly on Associations that are fully funded per their respective reserve studies.
3. David stated that the wood posts are maintained by Ethan's Green Association.
4. Bill explained the cost saving measures the Board has taken by accepting multi- year contracts with the landscaping company.
5. Concerns about paint colors on signs located at Covington Lane will be addressed at the "Walk Around" scheduled for May 2015.
6. The Board addressed questions regarding pedestrian safety upon the construction of the new roundabout. Pedestrian safety will be acknowledged and crosswalks will be included.
7. Steve reported that the gazebos are painted on a three year rotation.

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

ADJOURNMENT: Don Spera moved to adjourn the meeting, all in favor. The meeting was adjourned at 8:21p.m.

Respectfully Submitted,

Michelle Miller, Recorder

_____ **President**

_____ **Secretary**