

ETHAN COMMONS HOMEOWNERS ASSOCIATION
ANNUAL MEETING
Monday March 20, 2017
Location: Dodge Intermediate School

CALL TO ORDER:

The Annual Meeting of the Ethan Commons Homeowners Association was called to order at 7:00 by Property Manager, Steve Avner. 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; Trustee, Jamey Appell and Geni Spera- Non Voting Board Member.

In addition, Steve reported to all attendees that home renovation projects need to be approved by the Architecture Review Board which is led by Marc Cohen. Marc addressed all participants and explained the process of submitting plans for approval. All exterior changes must be approved.

APPROVAL OF MINUTES FROM THE MARCH 9, 2016 ANNUAL MEETING:

Reading of the Minutes: Valarie Wales moved to waive the reading of the 2016 minutes and to approve the minutes as presented. Don Spera seconded the motion. The motion passed unanimously. These minutes will be posted to the website.

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 six 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, 2016. 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 (2014) 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 all monies in the bank match the reports given.

There was an increase in capitol due to funds being added for the sale of property to the City of Twinsburg for the construction of the Round About.

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 replacement and compliance of all stop signs in the community.

Jay reported the website is up and running. Unit Owners are encouraged to visit 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 on May 6th. 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. All are welcome to send concerns to the Board prior to the Walk Around. This will allow the Board to review the concern at this time.

Jay announced the Ethan's Green Community Garage Sale to be held June 16 and June 17, 2017. Registrations will be taken via the website for 2017.

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. There was significant reduction of geese in 2013, 2014 and 2015. The Board is working with Carlyle Management to hire an experienced company who specializes in the control of geese populations. The Board will also seek to work with the golf course.

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. Unhold moved that the nominations be closed. There being no opposition to any Board Member, Mrs. Spera moved, and Mr. Wilson 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. Unit Owners expressed concern regarding goose droppings on sidewalks that are frequently used. The Board explained that sidewalk maintenance is a city issue and would have to be addressed with the City of Twinsburg.
2. Unit Owners expressed concerns regarding upcoming road construction on Rt. 91. The Board stated this is an issue to be brought before the City of Twinsburg and is not for the Association to address. Furthermore, Bill Furey stated the project has been extended until 2018.
3. Unit Owners inquired about the various phases of home construction within Ethan's Green. Steve Avner confirmed there are currently 1346 properties and has been full completed.
4. Unit Owners expressed appreciation for the work and accomplishments the current Board has done.

5. The Board confirmed Ethan's Drive Roundabout improvement will be completed in 2018.

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

ADJOURNMENT: Mr. Unhold moved to adjourn the meeting, all in favor. The meeting was adjourned at 7:57p.m.

Respectfully Submitted,

Michelle Miller, Recorder

_____ **President**

_____ **Secretary**

Board Positions: Following the Annual Meeting, the Board elected the following individuals for Executive Positions:

Jay Magnus- President

David Post- Vice President

Scott Barr- Secretary

Bill Furey- Treasurer