

ETHAN COMMONS HOMEOWNERS ASSOCIATION
ANNUAL MEETING
March 28, 2022
Location: Twinsburg Golf Course- Aaron & Moses Restaurant

CALL TO ORDER:

The Annual Meeting of the Ethan Commons Homeowners Association was called to order at 7:00 by Property Manager, John Alvarez. In addition, Property Manager, Ken Baris was present. 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.

John informed all attendees that the Ethan Green's property manager, Steve Avner, was unable to make to the meeting. He encouraged all residents to reach out to Steve with any questions or concerns.

John Alvarez 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.

John stated all attendees would have the right to vote tonight and all proxies would be accounted for.

INTRODUCTION OF BOARD MEMBERS AND COMMITTEES:

John Alvarez, Property Manager, introduced the Board Members: President, David Post; Vice President, Bill Furey, Secretary/Treasurer, Angelo Carcioppolo; Trustee, Scott Barr, Trustee, Sheila Williams and Trustee, Lori Stewart. Unable to attend the meeting in person were the following Board Members: Angelo Carcioppolo.

All Board Members gave an introduction of themselves and their involvement with the Board.

David Post: David has served on the Board for ten (10) plus years. He enjoys being of service to the Board and the community. David works as a math teacher.

Sheila Williams: Sheila has served on the Board for one (1) year and has been a resident of the community for twenty (20) plus years. Sheila enjoys being part of positive change.

Bill Furey: Bill has served on the Board for fifteen (15) plus years and has lived within Ethan Greens since 1997. Bill also serves on Twinsburg's City Council. Bill looks forward to helping improve the community.

Lori Stewart: Lori has served on the Board for one (1) year. Lori has lived in the Ethan's Green community since 2017. She has volunteered within the school system for many years. Lori takes pride in the beauty of the community.

Scott Barr: Scott has served on the Board for five (5) years plus and has been an Ethan's Green resident for thirteen (13) plus years. Scott currently serves on Twinsburg's City Council. Scott has enjoyed being a part of a productive Board who works well together.

APPROVAL OF MINUTES FROM THE 2021 ANNUAL MEETING:

Approval of the Minutes: Mr. Perry moved to waive the reading and approve the 2021 minutes as presented. Mr. Baden seconded the motion. The motion passed unanimously. These minutes will be posted to the website.

CARLYLE MANAGEMENT/R.N. LANDIS MANAGEMENT REVIEW AND FINANCIAL REPORT

(Steve Avner, Property Manager & Steven Patriok, CPA):

John Alvarez reported that the Ethan Commons Financial Report was in good standing. John stated Steven Patriok, CPA from Premier Accounting Inc, was unable to attend the meeting tonight. Steve Patriok did provide a "Reviewed Financial Statement and Supplementary Information" report for all residents. Included in the report was a letter of explanation, a balance sheet through December 31, 2021, and a financial statement report. Any resident who has questions, may reach out to Steve Patriok or the management company.

The Board confirmed that audits are done every four (4) to five (5) years. Billing questions may be directed to the management company.

PRESIDENT'S REPORT:

David Post stated that the current Board has continued to work together successfully and has completed significant projects. Board Meetings are held approximately every two months. All are encouraged to participate in the public forum.

The Board is responsible for the upkeep of common areas. David stated much of this success comes in streamlining landscaping services (the current contract is for three (3) years with Turfscape). The Board looks at general landscaping services, maintenance of ponds including fountains, gazebo upkeep, geese control and any other miscellaneous item that may come up.

David confirmed that annual dues have been raised from \$99.00 per year to \$105.00 per year to help cover increased cost and to build up the overall fund following the expense of new signage. The new signage is made of stone and will require no to minimal upkeep going forward. In addition, David stated that annual dues are applied to landscaping services which account for 60%-75% of the budget. There has not been an increase in at least seven (7) years. Dues may be paid online.

The Board will be conducting their Spring Walk Around in May and any concerns that require attention will be addressed at this time. Turfscape will be providing landscaping services; however, the Board does acquire quotes when current contracts are due for renewal. The Board continues to work with the ODNR (Ohio Division of Natural Resources) on controlling the geese population. The geese population is controlled through addling of the eggs. The Board requests Unit Owners do not feed the geese.

The Ethans Green garage sale is scheduled for June 10th and June 11th. All Unit Owners within Ethan Green are welcome to participate. Ads will be run to advertise the dates of the garage sale. This information may be found on the website.

David reminded all Unit Owners that any permanent improvements (decks, additions, fences, etc.) made must be approved by the Architectural Review Board. Marc Coen leads the architectural committee.

ELECTION:

Ken Baris stated the main purpose of an Annual Meeting is to hold elections. A ballot was passed out to all attendees with the following individuals willing to run for the Board: Scott Barr, Bill Furey, David Post, Sheila Williams, Lori Stewart, Rick Bongiovanni and Geni Sperra. Ken asked for any other nominations from the floor. None were provided. Due to the number of candidates willing to run for the Board, Ken asked for a motion to accept by acclamation the current Board be accepted for 2022. Mr. Zappala moved, and Mr. Hinte seconded to approve the motion. The motion passed unanimously.

OPEN FORUM (answers to questions from the floor):

1. Ms. Murphy addressed the Board with concerns regarding the Handbook and Ethan’s Green Declaration/By-Laws being outdated and need of change. The Board explained the process of making changes is very costly and requires majority voting. Ms. Murphy moved, and Mr. Byrd seconded that an ad hoc committee be developed to update the Ethan’s Green Handbook and Declaration. Upon further discussion, this motion was rescinded. More specifically, Ms. Murphy provided examples of items she felt needed updating including the use of satellite dishes and the building of sheds and fences. Ms. Murphy also stated some verbiage needs to be removed such as there is no “working from home” considering many residents work from home daily.
2. Home Owners expressed concern over sheds being permitted on the property. The Board committed to looking at any visible sheds and ask that they be taken down.
3. The Board confirmed that metal roofs are to be submitted to the Architectural Review Committee.

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

ADJOURNMENT: Mr. Baden moved to adjourn the meeting, all in favor. The meeting was adjourned at 8:26p.m.

Respectfully Submitted,

Michelle Miller, Recorder

_____ **President**

_____ **Secretary**

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

David Post- President

Bill Furey- Vice President

Rick Bongiovanni - Secretary/Treasurer