

Ethan Commons Homeowners Association

Annual Meeting Minutes

4-10-23

The meeting was called to order at 6 pm by President David Post.

The Board of Directors including, Scott Barr, Bill Furey, Geni Spera, Sheila Williams, Lori Stewart and Rick Bongiovanni were present, Shelli Miller Secretary as was Steve Avner from Carlyle-Landis and Steve Patriok, independent Accountant

There was a quorum present based on the By Laws so this is an official meeting

The main purpose of the meeting is to elect the seven (7) Board members annually per the By Laws

The Board was introduced, to the members.

Geni moved, seconded by Sheila to approve the minutes from 3-28-22. All approved.

Steve Patriok reviewed the financials from 2022 and answered questions owners had

David gave his Presidents' report. Reminder of dues, the Board does meet every two months and via e mail whenever an issue arises. We do our spring walk in May, obtain a permit from ODNr and work with the golf course on geese issues. The Garage sale date has yet to be determined but will be on the website when its decided. Reminder to all owners who wish to make changes to the exterior of their property to submit plans to Steve Avner who forwards them to the ARC headed by Mark Cohen.

Steve A opened the floor for nominations for the Board for 2023. Candidates were able to speak and say to the owners why they would like to serve on the Board. Bill Furey has decided after many years not to continue. The nominees were the existing 6 board members and Courtney Ross and Tonya Wilkins nominated themselves Courtney was elected along with the 6 existing members. Owners were encouraged to step up to be considered for the Board annually

The floor was then opened for discussion

With no further business, the meeting was adjourned at 7:15

Respectfully submitted

Steve Avner