

# Saddle Creek Homeowners Association, Inc.

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Saddle Creek HOA • P.O. BOX 360 • Avon, OH 44011  
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## Annual Meeting Minutes – November 15, 2017

### II. Call to Order

The annual meeting was held at the Avon Public Library in Avon, Ohio and called to order at 7:05pm.

### In Attendance

Lori Wagner, President  
Tom Stuckart, Vice President  
Chris Gillcrist, Treasurer  
Doug Kupec, Secretary  
George Zajankala, Member at large

Kristina Henry, Lawrence Community Management Group

#### Homeowners

Sarah Marsden  
Kathi Nakel

Devon Fegen-Herdman

### III. Minute

The 2016 Annual Meeting Minutes were posted on the website (saddlecreekavon.org) and provided before the meeting. Time was given to review the minutes. Kathi Nakel motioned to approved. Sarah Marsden seconded. Voice vote approved the minutes.

### IV. Report of Officers

#### A. Treasurer's Report

Lawrence is handling all of the notices and the day to day operations of the association with oversight from the board. The board approves all contracts and contractors. The association is within budget for 2017. The treasurer also met with Lawrence Management to review the yearly finances.

The treasurer reviewed the budget and the major expenses for the year which included landscaping, repairing the electric and replacing the front sign lights, and maintaining the basin. There is no expected change in the annual assessment fee for 2018.

Two ideas for future improvements to the association:

- A. Replacing trees on the tree lawn with a new species that will grow better than the current trees that were planted by the builder.

- B. Replacing mailboxes and posts with a new style that is also uniform throughout the development.

### *B. President's Report*

Nothing further to report.

## **V. Election of Board Members**

Terms for Chris Gillcrist, George Zajankala, and Doug Kupec are ending. Nominations were opened. Chris Gillcrist, George Zajankala, and Doug Kupec nominated and accepted nomination. Voice vote elected all three board members to terms ending at the annual meeting in 2019.

## **VI. New Business**

### *Concern over Permanent Basketball Hoops*

A homeowner raised a concern about the permanent basketball hoops being installed and if these were allowed as part of the Design Guidelines. The board reviewed the concern and confirmed permanent basketball hoops are allowed in accordance with the following Design Guidelines and with approval from the board:

**Basketball Hoops.** No basketball hoop or goal may be placed on any lot, regardless of location, unless its specifications and location are in accordance with these guidelines.

- a. **Specifications.** In general, any commercially available goal will be acceptable. Goals with home-made backboards or posts will not be acceptable. Backboards must be clear or painted white. The post should be painted in subdued colors so as to blend in with the surroundings as much as possible. All goals must be maintained. Any backboard or goal that becomes broken or damaged, must be repaired, replaced or removed. Any lighting for the goal must be directed away from any neighboring dwelling or patio or deck areas.
- b. **Location.** Permanent basketball hoops (cemented in ground) will be permitted ONLY in the first half of the drive closest to the occupant's home. Not permitted will be above garage or hoops fixated on the occupant's household. All basketball hoops must have prior approval from the Committee as to style and location. A portable basketball goal may be located at the rear of driveway for the period of its current use. Any portable goal must be put away after use.
- c. **Use.** Use shall be limited to reasonable play hours depending upon seasons. No use will be permitted after 11:00 PM, nor earlier than 9:00 AM. The Board shall have the right to set different hours in the event that use creates an unreasonable disturbance.

### *Concern of Trashcans Visible throughout the Week*

As stated in section 9.1.6 of the Declaration of Covenants, Conditions, Restrictions and Reservations of Easements:

**Trash.** Except in connection with construction activities, no burning of any trash and no accumulation or storage of litter, refuse, bulk materials, building materials or trash of any other kind shall be permitted on any Lot. Trash containers (except during construction) shall not be permitted to remain in public view except on days of trash collection. No incinerator shall be kept or maintained upon any Lot.

### *Trees and Mulch Maintenance on Association Property*

The board will review this concern and ensure the landscaping company addresses any concerns with the association property along Holy Trinity cemetery.

### *Common Area and Access*

A homeowner brought a question of access to the common area and the ability to use it with additional questions around if more permanent access or structure could be put in place.

Discussion on adding a small sign identifying the easement access could be added as well as notifying all homeowners of the easements throughout the development.

### *Easement near the Water Basin for Lorain County Metro Parks*

In 2015, the Lorain County Metro Parks (LCMP) provided a presentation of the new proposed walking path that will run east from the Miller Nature Preserve and south of the development. While some of the work was started, the park has put the project on hold. The board is waiting on LCMP to resume the work and complete the easement agreement.

### *How is the Relationship with Lawrence Community Management Group*

The relationship is strong and Lawrence has been extremely helpful in ensuring the association's property is maintained and in good working condition. The board works in partnership with Lawrence to review all contractor bids and approves selection. Before hiring Lawrence, it was challenging to coordinate with contractors to review and approve repairs. Lawrence now handles these appointments with the approved contractors.

In addition Lawrence has assisted homeowners with reliable contractors for home repairs.

Kristina Henry is our primary property manager. Homeowners can contact Kristina at 440-937-2800 or [info@lawrencemanagement.com](mailto:info@lawrencemanagement.com).

### *Tree replacement*

The board will look at options and look to make a recommendation in 2018. Uniformity in species and age of the trees are two concerns that board will review.

## **Adjournment**

The meeting adjournment at 8:09 PM was seconded.