

Saddle Creek Homeowners Association, Inc.

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Annual Meeting Minutes – October 17, 2018

II. Call to Order

The annual meeting was held at Faith Lutheran Church the 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

Dan Herdman

III. Minutes

The 2017 Annual Meeting Minutes are posted on the website (saddlecreekavon.org) and provided before the meeting. Time was given to review the minutes. Lori Wagner motioned and Chris Gillcrist seconded the waving of the reading of the minute. Voice vote approved the waiving of the reading of the minutes. Chris Gillcrist motioned and Lori Wagner seconded a vote to approve the minutes. Voice vote approved the minutes.

IV. Report of Officers

A. Treasurer's Report

Lawrence handles all notices and the day to day operations of the association with oversight from the board. The board approves all contracts and contractors. The budget is nearly on track for the year with a large number of trees requiring removal being the exception. The treasurer also met with Lawrence Management to conduct an annual review of the expenses paid. The treasurer reported on the budget and the major expenses for the year which included landscaping, removal of a large quantity of trees next to River Run and maintaining the basin. While the budget has not yet been finalized for 2019, the board does not expect a change in the annual assessment fee for 2019.

The treasurer suggested that next year the review should include an additional board member and a homeowner that is not a member of the board.

B. President's Report

The association is doing well. The board will be a meeting to set the 2019 budget followed by the mailing of the annual assessment. The front sign was power washed and painted. Basin had a silt study and the annual EPA study completed. There is one homeowner that requested an addition to their house that was approved by the board.

V. Election of Board Members

Terms for Lori Wagner and Tom Stuckart are ending. Nominations were opened. Lori Wagner and Tom Stuckart nominated and accepted nomination. Voice vote elected both board members to terms ending at the annual meeting in 2020.

VI. New Business

Tree Lawn Trees Question

A homeowner asked if it is possible to replace the trees on the tree lawn. The board reviewed several trees that could replace the current fruit trees. Many of the original trees have died or have failed to grow substantially. The board was considering the Cleveland Pear, but it is the boards understanding that starting in 2019 the city will not allow it to be planted as it is now considered an invasive species.

Budget and Minutes Question

A homeowner brought a question of gaining access to the budget and the minutes from previous annual meetings. The 2018 budget was mailed as part of the 2018 annual assessment. The budget for 2019 will be included with the 2019 assessment. The previous annual meeting minutes are posted on the website (saddlecreekavon.org). Consideration for a larger list of the past minutes will be posted.

Reserve Fund

Two larger expenses for the association can be the removal of trees and the maintenance of the basin. The silt study of the basin showed that in the next 2-4 years maintenance may be necessary on the basin to remove the build up of sediment. A full dredging of the basin would be a large expense and from the experts that have reviewed the basin unnecessary at this time.

The board will review the remaining trees near River Run to determine when they should be removed.

Common Area

The large common area is a large portion of the yearly landscaping budget, but does not receive much usage. As discussed last year, a sign could be placed or another marker to designate the entrance to the common area along with other amenities to promote usage. Hours could be posted along with policies for usage. A committee could be formed to come up with ideas for

the large common area. Suggestions included a dog walk park, tennis court, and a sand volleyball court. A committee would put a proposal together for discussion with the association.

Trees and Mailboxes

The board will consider a program to replace trees and mailbox posts. The board desires that trees be uniform throughout the development. Mailbox posts are often leaning into the street and/or are worn out.

Power Washing

Several homes will benefit from a power washing. In the spring, the board will reach out to several vendors and look to secure a discount. Homeowners would be responsible for working with the vendor.

Contacting Lawrence Management

Kristina Henry is our primary property manager. Homeowners can contact Kristina at 440-937-2800 or info@lawrencemanagement.com.

VII. Adjournment

Chris Gilcrest motioned to adjourn, seconded by Lori Wagner. The meeting adjourned at 7:48 PM.

VIII. Organizational Meeting of New Officers

Lori Wagner remains as President. Tom Stuckart remains as Vice President. All other board members keep their current positions.