

Saddle Creek Homeowners Association, Inc.

Saddle Creek HOA • P.O. BOX 360 • Avon, OH 44011
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DRAFT Annual Meeting Minutes – October 16, 2019

II. Call to Order

The annual meeting was held at Lawrence Management Office the in Avon, Ohio and called to order at 7:00 pm.

In Attendance

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

Kristina Henry, Lawrence Community Management Group

Homeowners

Justine Sandy

Karen Theis

III. Minutes

The 2018 Annual Meeting Minutes are posted on the website (saddlecreekavon.org) and provided before the meeting. Time was given to review the minutes. Chris Gillcrist motioned and Lori Wagner 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

A year to September 30, 2019 Income Expense Summary was provide to homeowners in attendance. While the budget has not yet been finalized for 2019, the board does not expect a change in the annual assessment fee for 2019.

B. President's Report

No 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 both board members to terms ending at the annual meeting in 2021.

VI. New Business

Above Ground Temporary Pools

A homeowner has asked the board to review and reconsider the use of above ground temporary pools. Currently the Declarations of Covenants, Conditions and Reservations of Easements states:

9.2.16. Pools, Hot Tub and Spas. All pools must be in-ground. All hot tubs and spas must be in-ground or incorporated into a deck with enclosed sides and privacy fencing.

Modification of the Declarations of Covenants, Conditions and Reservations of Easements requires the association to vote for an amendment. The board and homeowner discussed the process and the costs associated with the amendment. Other homeowners are supportive of the temporary above ground pools. The board will review and respond during the first quarter of 2020.

Lamppost Lights

A homeowner has noted that several lamppost light bulbs are out around the association. The homeowner has asked the board to notify the homeowners that

Mailboxes

A homeowner asked about replacement mailboxes. Homeowners may replace mailboxes with either a white plastic mailbox (approx. \$12) or a white metal mailbox (approx. \$20).

The board has reviewed the replacement of mailbox posts, which would cost approximately \$150.

Homes in Need of Power Washing

Several homes require power washing. In the spring, the board reached out to several vendors and secured a discount for homeowners. The board has noted homes that have not yet power washed and will be sending letters to these home owners.

Basin Aerator

A homeowner commented that the basin "fountain" spray does not go high into the air. The basin has an aerator that turns over the water in high volume to increase the oxygen in the water. Oxygen in the water reduces algae and improves the water quality.

Disabled Car in Driveway

A homeowner reported that a disabled car has been sitting in the driveway of another homeowner in an immobile state. A letter will be sent to the homeowner.

Chipmunks

The board recommends planting bulb flowers and other plants that are not friendly to chipmunks. This is a homeowner concern to address.

Common Area Next to Cemetery

A homeowner asked if the common area next to the cemetery would be mulched again. The board does not plan to mulch the area as it is very large. The board will ask BrightView to do a walk through and remove any dead trees or brush from this area.

Contacting Lawrence Management

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

VII. Adjournment

The meeting adjourned at 7:45 PM.

VIII. Organizational Meeting of New Officers

Chris Gillcrist remains treasurer. George Zajankala remains member at large. Doug Kupec remains secretary. All other board members keep their current positions.