

# 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 – September 9, 2021

### I. Call to Order

The annual meeting was held at Lawrence Management Office the in Avon, Ohio and called to order at 6:34 pm.

- A. Welcome
- B. Introductions

### In Attendance

Lori Wagner, President  
Tom Stuckart, Vice President  
Chris Gillcrist, Treasurer  
Doug Kupec, Secretary

John Simoneau, Lawrence Community Management Group  
Monika Randall, Lawrence Community Management Group

#### Homeowners

Dan Herdman

Mike Smith

### II. Proof of Notice of Meeting

- A. Notice of the meeting was sent to all 110 homeowners in accordance with the governing documents.
- B. Quorum of the meeting was confirmed by those in attendance and proxy votes.

### III. Minutes of 2019 Election Meeting

The 2019 Annual Meeting Minutes are posted on the website (saddlecreekavon.org) and provided before the meeting. Time was given to review the 2019 minutes. In accordance with local, state, and federal guidelines and recommendations there was no 2020 annual meeting.

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. President's Report**

Covid has curtailed much of the in-person meetings and communication, however, the Board of Directors has maintained their regular meeting schedule throughout the pandemic by using Zoom.

Throughout the year, and in 2020, various maintenance activities have been completed at the in the common areas, the front signs and the basin, while staying within budget.

Effort has been made to enforce the Declarations of Covenants, Conditions, Restrictions, and Reservation of Easements of the Association without being too intrusive on our neighbors. Most of the items noted during property inspections were related to untended lawns, and algae on north facing vinyl siding. Response from homeowners has been generally very good.

The Association has been researching the common area between Saddle Creek and Emory Drive (Bentley Park). There is a stand of trees behind the homes at River Run and Saddle Creek that need to be addressed and we are looking at a phased approach to managing the needs in the area where some trees need to be removed.

A replacement mailbox post was approved in early 2020 that is available locally at Menard's. If you need to replace yours and don't have the information, please let us know and we can get it out to you.

### **B. Treasurer's Report**

The year to August 31, 2021 Income Expense Summary was provide to homeowners in attendance. While the budget has not yet been finalized for 2022, the board does not expect a change in the annual assessment fee for 2022.

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

Because of the delay of elections, terms for all board members are ending. Nominations were opened. Lori Wagner, Chris Gillcrist, Doug Kupec, Dan Herdman, and Mike Smith were nominated and accepted nomination. Voice vote elected board members to terms ending at the annual meeting in 2022 and 2023.

## **VI. New Business**

### *Ideas for the Common Areas*

Homeowners asked how the common areas can be used. The large common area at the end of the development is available for homeowners to walk through. Over the years various ideas have been suggested and the board is open to entertaining usage proposals that include cost estimates from homeowners.

### *Tree Lawn Trees*

Homeowners asked what can be done about the tree lawn trees. A few years ago the board had selected a tree for consideration, but that species was labeled an invasive species shortly after this selection. Trees are still on the list for the board to review.

### *Mailbox Posts*

Homeowners asked what options they have more replacing mailbox posts that have been damaged. Mailbox posts may be replaced with a white post from Menard's. This post requires a wooden 4 x 4 base. Please see the association's website or contact Lawrence Management for assistance with the approved model.

### *Basketball Hoops*

Homeowners asked if basketball hoops are allowed. 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.

### *Dead Trees*

Homeowners brought some concerns on dead trees in the common areas. Lawrence will be reviewing to get these removed.

### *Meet and Greet*

Homeowners suggested a meet and greet, especially for those that have moved into the development in the last couple of years to get to know more neighbors. The board likes this idea and will discuss opportunities for 2022.

### *Contacting Lawrence Management*

A homeowner was concerned about not receiving a response from Lawrence Management. Please ensure that you are reaching out to John Simoneau our property manager. Homeowners can contact John at 440-937-2800 or [info@lawrencemanagement.com](mailto:info@lawrencemanagement.com).

## **VII. Election Results**

The election results of the new board members was confirmed.

## **VIII. Adjournment**

The meeting adjourned at 7:09 PM.

## **IX. Organizational Meeting of New Officers**

Lori Wagner remains President. Chris Gillcrist remains treasurer. Doug Kupec remains secretary. Dan Herdman is Member at Large. Mike Smith is Vice President.