MINUTES OF 2022 ANNUAL MEETING

OF THE SADDLE CREEK HOMEOWNERS' ASSOCIATION

HELD AT THE LAWRENCE COMMUNITY MANAGEMENT OFFICE, CONFERENCE ROOM

1507 LEAR INDUSTRIAL PKWY; AVON, OH 44011

WEDNESDAY, SEPTEMBER 21, 2022– 6:30 PM

CALL TO ORDER

Lori Wagner called the meeting to order at 6:30 PM. Present were Board members Lori Wagner, Dan Herdman, Michael Smith, Chris Gillcrist and Doug Kupec. John Simoneau, representing Lawrence Community Management, and Monika Randall, recording secretary, were also in attendance.

NOTICE OF MEETING AND DETERMINATION OF A QUORUM

A notice was sent to all unit owners on August 19, 2022 indicating that the annual meeting was to be held on Wednesday, September 21, 2022 at 6:30pm, at the Lawrence Community Management Office, Conference Room.

A quorum was determined with a total of 12 out of 110 units represented. There were 5 units represented in person, and proxies represented 7 unit owners. There was a quorum represented with 10.90% of the total ownership.

MINUTES OF THE 2020/2021 ANNUAL MEETING

John Simoneau noted that everyone had received a copy of the 2020/2021 annual meeting minutes in the meeting package given out tonight. A motion to dispense with the reading of the 2020/2021 meeting minutes and approve as written was made by Chris Gillcrist. Michael Smith seconded, and the motion passed unanimously. The original of these meeting minutes as written and approved and all attachments will be placed in the Association's corporate record book.

PRESIDENT REPORT

John Simoneau gave the President's Report. The following projects have been completed or are in progress since the last annual meeting.

Annual assessment remain the same in 2022. Dan Herdman and Michael Smith are new board members. Fountain was replaced at no charge, under warranty. Landscape updates at the Jaycox entrance.

TREASURER'S REPORT

Chris Gillcrist reviewed the financials prior to the meeting, and reported everything is in good order.

A year-to-date August 31, 2022 Income Expense Summary was provided to homeowners in attendance. While the budget has not yet been finalized for 2023, the board does not expect a change in the annual assessment fee for 2023.

ELECTION OF BOARD OF DIRECTORS

John Simoneau explained that one of the required purposes of this meeting is the election of the Board of Directors. It is the Board's job to run the business affairs of the Association. The Board of Directors meets quarterly, and they discuss the operations and finances of the association. There are no term limits

No nominations were received prior to the meeting. The floor was then opened up for nominations and/or volunteers. Lori nominated Chris Gillcrist and Michael Smith nominated Doug Kupec. Both graciously accepted.

With there being no further nominations and/or volunteers from the floor, Dan Herdman made a motion that the floor be closed to nominations and for the Secretary to cast a unanimous ballot electing Chris Gillcrist and Doug Kupec to the Board of Directors. Michael Smith seconded, and the motion passed unanimously.

NEW BUSINESS

John Simoneau reviewed the questions submitted prior to the annual meeting.

- Trees on River Run—a tree service has been asked to come out before fall to remove.

OPEN DISCUSSION

- Walking path possibilities—to be discussed at the next Board meeting
- Future use and maintenance of common area parcels—to be discussed at the next Board meeting
- Treelawn trees—to be discussed at the next Board meeting

ADJOURNMENT

With there being no further discussion, Chris Gillcrist moved to adjourn the annual meeting. Lori Wagner seconded the motion and the meeting adjourned at 7:23 PM.

Respectfully submitted,

Monika Randall

Recording Secretary

Minutes Approved _____ 2023 _____ President

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A brief organizational meeting of the Board was held after the annual meeting beginning at 7:23 PM. Without objection, the following slate was determined.

President	-	Lori Wagner	2023
Vice President	-	Michael Smith	2023
Secretary	-	Doug Kupec	2024
Treasurer	-	Chris Gillcrist	2024
At Large	-	Daniel Herdman	2023

Chris Gillcrist moved to approve the slate above. Lori Wagner seconded and the motion passed unanimously. The next regular Board meeting will take place TBD. With there being no other association business to discuss, a motion was made by Lori Wagner to adjourn the organizational meeting and the motion was seconded by Chris Gillcrist. The organizational meeting adjourned at 7:24 PM.