MINUTES OF 2023 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 20, 2023– 6:30 PM

CALL TO ORDER

Lori Wagner called the meeting to order at 6:34 PM. Present were Board members Lori Wagner, Dan Herdman, Michael Smith, Chris Gillcrist and Doug Kupec. John Simoneau, representing Lawrence Community Management, was also in attendance.

NOTICE OF MEETING AND DETERMINATION OF A QUORUM

A notice was sent to all unit owners on August 25, 2023 indicating that the annual meeting was to be held on Wednesday, September 20, 2023 at 6:30pm, at the Lawrence Community Management Office, Conference Room.

A quorum was determined with a total of 11 out of 110 units represented. There were 5 units represented in person, and proxies represented 6 unit owners. There was a quorum represented with 10.0% of the total ownership.

MINUTES OF THE 2022 ANNUAL MEETING

John Simoneau noted that everyone had received a copy of the 2022 annual meeting minutes in the meeting package given out tonight. A motion to dispense with the reading of the 2022 meeting minutes and approve as written was made by Michael Smith. Lori Wagner 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

Lori Wagner gave the President's Report, focusing on efforts to look at future needs of the community and properly funding the Association for major projects related to both improvements to community amenities and managing the conditions of the retention basin

Annual assessment remains the same in 2023 and barring any unforeseen issues, the Association should be able to keep the annual assessment the same again in 2024.

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, 2023 Income Expense Summary was provided to homeowners in attendance. While the budget has not yet been finalized for 2024, the board does not expect a change in the annual assessment fee for 2024.

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. Dan Herdman nominated Lori Wagner and Michael Smith. Doug Kupec nominated Dan Herdman. All graciously accepted.

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

NEW BUSINESS

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

- Request to install a brick mailbox – Board to consider options for replacing deteriorating mailboxes
- Resident concerns regarding waste tires and equipment in the property to the north on Saddle Creek and River Run.

OPEN DISCUSSION

- Results of the recent resident survey were shared with the community, highlighting suggestions for future improvements to the common area parcels around the pond and in the green space behind Saddle Creek.

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 7:04 PM.

Respectfully submitted,

John Simoneau, Association Manager

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	2025
Vice President	-	Michael Smith	2025
Secretary	-	Doug Kupec	2024
Treasurer	-	Chris Gillcrist	2024
At Large	-	Daniel Herdman	2025

Chris Gillcrist moved to approve the slate above. Lori Wagner seconded and the motion passed unanimously. The next regular Board meeting will take place November 8, 2023. 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 7:10 PM.