MINUTES OF 2024 ANNUAL MEETING

OF THE SADDLE CREEK HOMEOWNERS' ASSOCIATION

HELD AT THE LAWRENCE COMMUNITY MANAGEMENT OFFICE, CONFERENCE ROOM

1507 LEAR INDUSTRIAL PKWY; AVON, OH 44011

THURSDAY, SEPTEMBER 26, 2024– 6:30 PM

CALL TO ORDER

Lori Wagner called the meeting to order at 6:32 PM. Present were Board members Lori Wagner, Dan Herdman, and Michael Smith. Doug Kupec and Chris Gillcrist was unable to attend. John Simoneau and Teresa Gorman, representing Lawrence Community Management, and Monika Randall, Recording Secretary was also in attendance.

NOTICE OF MEETING AND DETERMINATION OF A QUORUM

A notice was sent to all unit owners on August 20, 2024 indicating that the annual meeting was to be held on Thursday, September 26, 2024 at 6:30pm, at the Lawrence Community Management Office, Conference Room.

A quorum was determined with a total of 15 out of 110 units represented. There were 3 units represented in person, and proxies represented 12 unit owners. There was a quorum represented with 13.64% of the total ownership.

MINUTES OF THE 2023 ANNUAL MEETING

John Simoneau noted that everyone had received a copy of the 2023 annual meeting minutes in the meeting package given out tonight. A motion to dispense with the reading of the 2023 meeting minutes and approve as written was made by Michael Smith. Dan Herdman 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. Annual assessment remains the same in 2024 and barring any unforeseen issues, the Association should be able to keep the annual assessment the same again in 2025.

The Board is looking into capital improvement projects, specifically around the pond on Saddle Creek. Some of the projects include the possibility of a walking path that will connect to Miller Nature Preserve, and a new fountain. We will also be undertaking a project to reinforce the inlet and outlets on the pond for erosion and vegetation control. A couple of years ago, the area where the spillway connects to the French Creek was done, so the pond itself is the next phase.

Earlier this year, the Board of Directors hosted an informal gathering of residents via Zoom to hear about the possibilities associated with utilizing the green space on the north side of Saddle Creek. The Board decided that if a group of homeowners were willing to combine efforts to maintain part of the common space, the Association would consider granting an access easement. Ultimately, a group was not formed and the topic was closed.

Several of the light fixtures at the Jaycox entrance were recently replaced.

The Board is looking into options for landscape services in 2025 and beyond. The opinion is that services have fallen off a bit over the past few years and it may be time for a fresh perspective.

Finally, we encourage you to be involved in the Association. There are several ways to participate: become a member of the Board of Directors; join a committee to work on plans for capital improvements; planning community social activities.

TREASURER'S REPORT

John Simoneau gave the Treasurer's Report.

A year-to-date August 31, 2024 Income Expense Summary was provided to homeowners in attendance. While the budget has not yet been finalized for 2025, the board does not expect a change in the annual assessment fee for 2025.

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. Michael Smith nominates Doug Kupec; Lori Wagner nominates Chris Gillcrist. All graciously accepted.

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

- Tree planted in the front yard/tree lawn, who is responsible for removing them and what type of tree is acceptable to replacement? The board suggests homeowners to refer to the city website that provides that list and frequently asked questions. However, they may send out some proactive information to the community to make everyone aware.

ADJOURNMENT

With there being no further discussion, Lori Wagner moved to adjourn the annual meeting. Michael Smith seconded the motion and the meeting adjourned at 6:50 PM.

Respectfully submitted,

Monika Randall

Recording Secretary

Minutes Approved _____ 2025 _____ President

****

A brief organizational meeting of the Board was held after the annual meeting beginning at 6:51 PM. Without objection, the following slate was determined.

President	-	Lori Wagner	2025
Vice President	-	Michael Smith	2025
Secretary	-	Doug Kupec	2026

Treasurer	-	Chris Gillcrist	2026
At Large	-	Daniel Herdman	2025

Dan Herdman moved to approve the slate above. Lori Wagner seconded and the motion passed unanimously. The next regular Board meeting will take place November 6, 2024. John Simoneau discussed quotes for the pond work, removing vegetation at the outlet and spillway. Lori Wagner motioned to approve the quote and proceed with the work, Michael Smith seconded and the motion passed. The budget will be prepared and reviewed with the board at the November meeting. With there being no other association business to discuss, a motion was made by Michael Smith to adjourn the organizational meeting and the motion was seconded by Lori Wagner. The organizational meeting adjourned at 7:06 PM.