

Summerfield Village Homeowners Association
Annual Meeting 2011
February 25, 2011
Orange Township Hall
1680 East Orange Road, Lewis Center, OH 43035

Trustees in Attendance: Kent Koester, Tracey Timmerman, Brian Offenbacher, Bill Earhart, Theresa Olson
Trustees not in Attendance: Yiem Sunbhay

AGENDA

Review and approve 2010 annual meeting minutes
Motion to approve, resident second, motioned passed

1) Financial Report

- FY 2011
 - Collected most dues from homes
 - Filed some liens also recouped \$1300 from paid liens
 - Recouped \$550 in late fees for late dues
 - Recovered some legal fees as well
 - Revenue we were about \$3000 ahead of budget
 - We've received 22 payments to date for 2012 and have been deposited; these will be included as revenue for FY2012

Budget –

- irrigation came in under as we did not do some of the necessary repairs
- landscaping – \$25,000 came in about \$1,500 under budget; renegotiated contract and gave us some free services
- phone – about on budget
- pool – several problems with pool this year (caused over budget); pool pump broke, new ladder (approx overage of \$600)
- Other – cost for another pump in the pool which went bad and had to replace
- \$436 under budget despite unplanned items

Major repairs

- New fountain and pump – cost a bit more than had budgeted; moved pump to lower pump, installed on timer, old fountain had too small engine
- Pool painting – came in under budget; paint should last several years
- Waterfall – came in a little higher than anticipated; proper pump had not been installed previously; proper size now installed and has a screen to prevent items that shouldn't be sucked in getting in
- Pool house repairs – came in under budget (water lines needed repaired; new floor installed)
- Street sign repairs – chicory and trillium was leaning so repaired sign.
- Stop signs are county/township responsibility

Administrative

- Got new legal council this year; had to file more liens this year; hired the company that did the original deed restrictions; fixed old liens (eg. They need redone each year)

Over budget by this year; spent more money than we took in due to unexpected repairs. As it stands today, we're \$7,700 over budget

Motion made to accept budget and it was second. Motion carried

- FY 2012
- Assumption that 5 homeowners would not pay due to economy \$48,300
- Operating expenses pretty much in line with previous years
- Administrative expenses – for the most part left the same
- Major repairs and spending (someone has asked to have it done or it needs done per health dept)
 - Pool furniture – not in great shape; should it be replaced. Budgeted \$1500 for lounge chairs and regular chairs; the cost is to replace all;
 - Concrete around pool – has to happen to open pool; \$3,700 is price for 4ft repair; can do 2ft which is \$2548 (if we do only this, we maintain about a \$4000 surplus)
 - Dominion would seal the pool each year; this would help with the life of the concrete of the pool; recommend that we seal it; recommend 4ft repair
 - Landscaping – front entrance (check with orange township before installing lights to ensure we're within regulations); \$5000 does not include the brick that came off the waterfall;
 - Need to raise the sensors for the pool lights and remove the ash trees; residents can cut down trees but they need to stay on the property (would save \$250); would like a light on the street sign to entrance (Summerfield drive) (no electric on this side but can do a solar panel)
 - Mowing near back pond – mows right into pond; ask landscaper to not do this
 - \$24,000 is maintaining what is already there
 - Irrigation needs done before doing any planting (\$100-\$500 to diagnose and repair)
 - If we did all these repairs the assessment would be approximately \$75 per home with a little bit of a buffer (surplus would be \$5295)
 - Repairing four street signs (rotted at bottom); can we install something around the bottom to stop weed eater/mowing damage
- Order of importance -- Pool concrete repair has to happen; then irrigation approx \$500; landscaping front entrance/waterfall repair; street signs; pool furniture (maybe next year)
- Paving the path – is something some residents have voiced they would like but board feels it's not a priority this year
- Consider raising annual HOA fee. To do this, 67% of residents have to vote yes; special assessments do not have to be approved by residents – can be assessed by board

2) Board elections – Secretary, President and Trustee

- Tim Hatfield – 614-467-0416 tim.hatfield@yahoo.com Trustee
- Kurt McDowell – 614-537-3930 kurtmcdowell@gmail.com Trustee
- Bart Donaldson 614-582-4154 donalb_45419@yahoo.com
- Deed Restrictions – need to post new one to web site
- Board can pay to have treasurer

5) Pool

- Concrete around pool – will not open without repairs
- Pool parking lot resealing – not this year
- Pool entry change – new mesh screen; no one can reach thru to open; do not let anyone in without a key and if you know them; if keys needed send email (from web site) provide address and a new key will be provided; top lock has been changed but now only a limited number of keys that board has; will only be locked in winter to keep folks out

Other Issues brought to attention of board –

- Cars with kids for school parking on wrong side of road and no parking areas. Several residents have expressed concern as they have almost hit someone
- Keep sidewalks shoveled and salted
- Resident who has some dead trees in woods; resident can take care of the issue themselves vs hiring someone but need to make HOA aware of residents doing this as the neighborhood is liable
- 7159 Trillium is advancing into common area
- Trash cans going out earlier and they aren't secured so trash is flying all over the neighborhood and sewer grates
- Dog ordinance – residents need to keep control of their dogs; if dog is in homeowner's yard it has to be under control. If not dog must be on leash; dog warden must see violation

Motion to adjourn; motion second; motion carried