

Stonehenge Sub-Division Owners' Association (COA)

2026 Annual Meeting Minutes

Date/Time: Thursday, July 16, 2026, at 6 p.m.

Location: Sylvania Branch Library, 6749 Monroe St., Sylvania, OH 43560

Presiding Officer: Rod Culler, President

Recording Secretary: Angela Riddel

1. Call to Order

The annual meeting was conducted with members present and proxies submitted. The presiding officer thanked members for attending and noted the importance of participation to meet quorum requirements. Quorum was met with 52.03% of owners represented in person or by proxy.

Members of the board who were present: Rod Culler (President and At-Large Representative), Monneh Khadra (Vice President and At-Large Representative), Carol King (Treasurer and At-Large Representative), Angela Riddel (Secretary and Phase 2 Representative), Joy Flansburg (Phase 1 Representative), Dawn Mizer and Susan Romans (At-Large Representatives), and Ron Tresp (Phase 3 Representative). Absent: Stacie Lowe (Phase 4 Representative).

2. Reports

Pool and Maintenance Report

Brad Stechschulte, the pool technician, reported on pool operations, including the prior use of variable-speed motors, which were removed after operational issues, and the return to standard motors. The pool chemical system was discussed, including the use of bromine tablets. Questions were received and answered.

Grounds Report

Ron reported that substantial grounds work had been completed, including follow-up with owners regarding property maintenance, coordination related to the lawn-care vendor change, branch and debris cleanup, and efforts to reduce costs by handling certain work internally. Members discussed weeding, mulch, edging, and vendor performance. The board noted that volunteers would be welcome for certain grounds tasks and that the vendor relationship was still being adjusted.

Community Purchases and Social Events

The presiding officer reported that COA funds were used to purchase a replacement resin picnic table, umbrella bases, and other pool-area items needed. The board also reported savings from completing minor light-sensor repairs internally. Angela and Dawn were introduced as party coordinators. A recent community pool party was well attended, with food and supplies donated by board members and community members. Additional social events may be planned.

Communications and Notice

Angela reported on communication efforts, including mailed notices, website postings, pool flyers, email notices, and text messages where contact information was available. Members were encouraged to provide email and contact information. The website, www.StonehengeSylvania.com, was identified as a resource for announcements and for submitting messages to the board. The board discussed possible future use of entrance signs, postcards, proxies, five-year proxy forms, electronic notices, and possible bylaw amendments to support modern communication methods.

Financial Report

Carol presented financial information, including the 2025 budget versus actual expenses and the 2026 budget. She reported savings in chemicals, reduced postage and check costs through online bill pay, and lower legal expenses compared with the prior year. The board noted that significant expenses require board approval and that minor operating purchases may be handled administratively. The pool remains the largest budget item and was discussed as a major community amenity.

Members discussed pool expenses, including the cost of draining and refilling the pool, whether shocking the pool could be an alternative, the effect on equipment and labor, and the prior resurfacing project. It was noted that the board had previously reviewed the issue and approved draining the pool based on the information available. Members also discussed pool attendance tracking, operating hours, water aerobics, morning access, and possible future adjustments based on usage.

3. Old Business

The board discussed ongoing review of vendor performance, communication procedures, quorum challenges, proxy procedures, and the need to update governing documents written in the 1970s. Possible bylaw updates may include electronic notices and remote meeting participation, subject to required approval thresholds and legal review.

4. New Business

Members raised questions and comments regarding community communications, privacy of owner lists, website access, dog-related questions to be reviewed by the board, pool operating hours, and the level of reserves. The board stated that comments submitted through the website and other channels are reviewed by the board. The COA website is <https://stonehengesylvania.com/> and the email to reach the board is info@stonehengesylvania.com.

5. Elections

The association proceeded to elections for open board seats. Angela reviewed voting eligibility by phase and at-large representation, including use of proxies. Nominations were requested from the floor. No additional nominations were made.

- Rod was re-elected to the at-large seat by eligible at-large members/proxies present.
- Ron Trump was re-elected to the Phase 3 seat by eligible Phase 3 members/proxies present.
- Casimer Marzec was elected to the Phase 4 seat by eligible Phase 4 members/proxies present.

6. Motions and Actions

- The board will continue reviewing lawn-care vendor performance and grounds-maintenance expectations.
- The board will consider improved notice methods, including entrance signs, postcards, longer-term proxies, electronic notice options, and bylaw updates.
- The board will continue evaluating pool usage and operating hours for possible future adjustment.

7. Adjournment

The presiding officer thanked members for attending and adjourned the annual meeting.