

Annual Meeting – Royal Valley Homeowners Association – March 3, 2024 – North Royalton Public Library

-Meeting called to order at 2:04 pm.

-Present - Tracy Marx, Alice Yurik, Doug Kuczynski, Ken Wolnik, Tami Trivonovich, and Jac Tomasello

-Absent - Shawn Paul

-Welcome and opening comments

-Motion to approve “Royal Valley Homeowners Association’s 2023 Annual Meeting Minutes”, approved

-Quorum, approved

Kaman and Cusimano, LLC Presentation, Cullen J. Cottle, Attorney

-Bylaws review underway in conjunction with K and C

-Reserve Study being prepared

President’s Report, Tracy Marx

-Homeowner value and sales report. Updates to royalvalley.org website. Landscaping and Aqua Doc contracts renewed. Adam Blaha contracted for tree services. Mr. Level contracted for sidewalk leveling. Community Reserve Specialists contracted for Reserve Study. Kaman and Cusimano contracted for Declarations and Bylaws.

Treasurer’s Report, Alice Yurik

2023 Income and Expenses report. 2023 Statement of Financial Position report. 2024 Budget report.

Architectural Committee Report, Tracy Marx

Approximately 11 requests approved. All information required may be found on royalvalley.org. North Royalton Building Department requires HOA approval before issuing a permit. No opt-in requires submission to the P.O. Box. Opt-in to electronic communication through the website for fastest approval through the website.

Landscape Committee Report, Tracy Marx

MRB Landscape contract renewed for 2024. Contract with Aqua Doc renewed for 2024. Contract with Blaha Tree Service for tree services. 60 acres of common area, 3 entrances, 3 retention basins to maintain.

Wildlife Committee Report, Doug Kuczynski and Tami Trivonovich

No hunting in North Royalton without special permit. Feeding not permitted in North Royalton, police respond to complaints. Coyote sightings have increased in North Royalton.

Watershed Committee Report, Jac Tomasello

Review of HOA map, elevation map, steam map, storm sewer map, culvert map. Review of Homeowner Reports. Summary of Watershed Report and Soil and Water Reports.

Review of Potential Projects based on all Reports.

Review of 2023 – Aqua Doc treating basins, trees cut and removed from common area, City completed sewer and water projects at Heasley Soccer Fields, routine maintenance of inflows and outflows by MRB Landscapers, Aqua Doc, and City. Reserve Study being prepared.

2024 – Cut and remove trees, maybe expand into zones. Add streams to periodic maintenance schedule, clean streams of debris. Integrate Reserve Study into more formal long-term plan. Add and enforce no dumping in common area policy in Bylaws. Utilize City grant for Watershed Project, this year and annually in the future.

Board of Directors Nominations

Tami Trivonovich resigns from Board.

Jac Tomasello and Ken Wolnik nominated for Board, no nominations from the floor.

Jac Tomasello and Ken Wolnik nomination for the Board, approved.

One Board position remains vacant.

Comments and Question and Answer, Mayor Larry Antoskiewicz, Councilwoman Linda Barith, and Council President Paul Marnecheck, Attorney Cullen Cottle and Board

-Homeowner question regarding Declarations and Bylaws rewrite. Homeowners will approve new Declarations and Bylaws.

-Homeowner suggestion of lights along sidewalks in common area.

-Homeowners concerns of speeding within development.

-Homeowner question regarding tree lawn trees. Tree lawn trees are Homeowner responsibly, street side is trimmed by City.

-City completed two sewer and water projects at Heasley Soccer Fields in 2023.

-HOA parcels near State and Royal Valley entrance may require survey.

-Meeting adjourned at 3:32 pm.