

OIE HOA Board Meeting

Wednesday, 30 Jul 2025

Board Directors Attending:

Kelly Hoover, Bill Sutton, Erin Stahlnecker, Trevor Davis, George Bibikos

- 1.) Quorum
- 2.) ARC Report
 - Krow Fence Application (Attached below)
 - Ring Pool Application (Attached below)
- 3.) Financial Report
- 4.) Old Business
 - Neighborhood Sign Project
- 5.) New Business
- 6.) Adjourn

OIE HOA Board Meeting Summary

- Meeting held July 30, 2025
- Attendees: George A. Bibikos, Kelly Hoover, Trevor Davis, Bill Sutton, Erin Stahlnecker
- Quorum established

Financial Update

- April payments:
 - Reimbursement to Trevor for website fees
 - First payment to Mabius Landscape (\$6,120)
 - Second payment scheduled for September
- May: No vendor payments
- June: First payment to Cincinnati Insurance (\$1,682)
- Current account balance: ~\$63,000
- Still collecting some homeowner dues
- Directors and Officers insurance payment pending
 - Trevor to email Enders Insurance about missing invoice

Architectural Review Committee (ARC) Updates

- Pool Installation Application (Anne Marie Ring, McCormick Lane)
 - Application - water management plan lacking details
 - Area has history of flooding issues where properties meet
 - Decision: Trevor to get more information about:
 - Current status of drainage in area
 - Whether neighbors were informed

- Potential tie-in to existing French drain
 - Will approve once water management concerns addressed
- Fence Installation (Carl Crow - non-HOA resident)
 - Property on Hunter's Run backs to Pierce and Senko properties
 - Wants to install black aluminum fence to protect arborvitae
 - Fence would be several feet over property line onto properties in HOA (Pierce/Sanko)
 - Both HOA homeowners approved installation
 - Decision: Conditionally approved with caveats:
 - Trevor to draft approval language with George's help
 - Must include conditions protecting HOA from property disputes
 - Homeowners should have written agreement about future property issues

Township Sign Update

- Bill reported sign application was approved by Zoning Hearing Board
- Sign conformed to all requirements
- Mr. Greg Creasy attended hearing to voice concerns
- 30-day appeal period
- Second sign installation waiting until after appeal period
- Township already placed BPA One Call stake in the ground for first sign (Deere LN)

Miscellaneous Items

- Dead trees in median by George's house need removal
 - George will contact Dalton for quote
 - Will discuss replacement options at next meeting
 - Possibly consider bushes or evergreens due to limited growth space
- Stormwater classification changes
 - Some homeowners received notices about "urbanized area" classification
 - Will result in higher stormwater fees
 - Not all homeowners received notices
 - No HOA action required
- Fresh dirt dumped at cell tower site - continue to monitor
- Tim and Kim Price's house for sale
 - \$200 initiation fee will apply to new owners
 - Open house had 8-9 families attend
- Lamb Fest scheduled for August 23rd

ADJOURN: 8:19 PM