

AUTUMNWOOD PROPERTY OWNER'S ASSOCIATION, INC.  
ANNUAL MEETING  
September 14, 2015

Meeting Place: VFW HALL

Meeting Time: 7:30 P.M.

Officer's in Attendance: Mike Farrell; Duane Lockas; Steve Wielgopalan; John Jacobs

Officer's Excused:

Officer's Absent: Mike Purcell

Guests: See attached

ITEMS DISCUSSED

1. Election of Lot Owners to the Board of the POA was conducted. The following lot owners were elected to the Board:

Mike Farrell

Duane Lockas

Jim McCarrens

Steve Wielgopalan

Kim Czyz

Duane made a motion to accept the above names as the Board Members of the POA for a three year term, Second by Tina Sergenti. PASSED

The floor was open for discussion/comments:

2. The new sidewalks that were installed today were paid by First Federal Savings Bank. The cost was the responsibility of the Developer of the Subdivision by the way of a Letter of Credit.
3. The Board received bids to clean up the berm along Autumnwood Drive. The Board received two official estimates to perform the work. One was from Bartman Landscaping and the second from Garden's Gate. First Federal offered to assist in the cost of the clean up. They have not committed to an actual dollar amount. Kim will contact First Federal with the estimates prior to authorizing the low bid to proceed.
4. Insurance was acquired for the Board. Still working on acquiring a General Liability policy.
5. Jim Keely was hired as the POA attorney.
6. Maximum assessment by the covenants is \$100/year. Anything higher than that would have to be approved by a majority of the lot owners.
7. Recommended that a Reserve Fund be established to take care of any unforeseen events that could happen that are not a part of the yearly budget.

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8. Question was raised about installing a guardrail or something to protect a vehicle from going over the curb and into the ravine on Lakewood Drive during the winter. At times in the winter the pavement ices over and is very dangerous. Would have to address that to the City.
9. Question was asked about how the collection of the unpaid assessments was going to be handled. First attempt would be to talk to the lot owners to see why they haven't paid and to inform them of the potential steps that can be done to collect the money. Lien or taking them to Court to collect. All fees associated with a Court hearing would be the lot owner's responsibility to pay for, including the POA attorney fees.
10. The property that was going to be a part of Phase IV development has been sold to a single owner. The current zoning of the property is still for single family homes. If the zoning were to be changed, all of the adjacent lot owners would be notified as well as signs being posted for the potential zoning change request.
11. Question about the Park and if it will be developed. The Declarant needs to deed the property over to the City. This has not been done.
12. First Federal Savings Bank is still the Declarant for Phase III until 90% of the lots are sold. The lots in Phase III that the Bank owns are under contract with Kipling Development.
13. The Board has informed many realtors and the City that there are covenants that need to be followed to build a house in Autumnwood. That house plans need to be submitted for review.
14. The City will remove an Ash tree in the cul-de-sac on Timberview Lane and the Oak trees in the cul-de-sac on Parkhill Lane. The cul-de-sac green areas are within the City right-of-way and are not platted as Outlots or Common Areas.
15. A question was asked about the curb & gutter that was supposed to be installed along Autumnwood Drive. The agreement with the City was that the curb & gutter would be installed under the Phase IV development. Now that Phase IV won't happen the curb & gutter won't be installed.
16. Discussed the possibility of getting a Stop or Yield sign installed at the intersection of Eastlake Drive & Lakewood Drive. Only the City can have one installed.
17. Cleaning of snow from sidewalks is the lot owner's responsibility. The cleaning of the sidewalk across the Outlots would be the responsibility of the POA once they are deeded to the POA.

NEXT MEETING

Board organizational meeting to be September 21, 2015 at the McCarrens at 7:30 P.M.

Meeting Adjourned: 8:30P.M.

Submitted By: Mike Farrell, Secretary