

Three Meadows Sub-Division Association
Annual Meeting – April 2, 2024

Present: Andy Boedeker, President; Ed Eck, Murray Patterson, Ted Weaver, Tom Berkebile, Wade Danforth, Jeff Kessler and Joyce Williams, Office Manager. Excused Dana Lumbrezer.

The Annual meeting of the Three Meadows Homeowner's Association was called to order by President, Andy Boedeker at 7:00 pm on April 2, 2024, with 29 residents (17 unit owners) and 7 board members in attendance. Andy introduced himself as President and then each board member introduced themselves. We dispensed with the reading of the 2023 Annual Meeting minutes.

Maintenance/Grounds Report: Supervisor, Jeff Slaght, made and installed seventeen (17) street signs in 2023. Other projects completed include leveling of seven (7) sidewalk slabs by FormWorks on the Blackhorse Court and Whitehorse Court side of the Grassy Creek and trimming along the sidewalk path beside the creek.

Just for clarification: the center boulevard of Three Meadows Drive & the Three Meadows Park & Pond is owned and maintained by the City of Perrysburg, as well as some of the trees along Three Meadows Drive. The Great American Clean Up the Parks Day will be on Saturday, April 27, 2024, from 9 -11 am for Three Meadows Park. Volunteers will be given gloves, trash bags, and trash grabbers and you may bring your own water bottles and dress according to the weather

The annual community **garage sale** will be held the third Saturday of May (May 18th), advertised in The Perrysburg Messenger Journal, the Toledo Blade (both e-blade & printed), the Bowling Green Sentinel Tribune, as well as on our Web Site and Face Book Group Page, with advertised hours from 9 am to 3 pm. Please call or email the office to have your address posted in the listing of sales by Thursday, May 16th. Directional signs will be posted at various intersections.

Grassy Creek: The creek is clear of debris, leaves, etc. There were 3 log jams, which Travis Hartman has cleaned up, so the water is flowing.

The **Spring brush pick up** done by the City of Perrysburg, at no cost to residents, will begin on the West side of Perrysburg (NOT Three Meadows side) on April 1st and work towards the East side. Three Meadows area is considered to be the east side. Have branches at the curb area, as the truck will only make one trip on each street. Residents may purchase brown lawn bags & stickers for yard clean up & put those out with your regular trash pickup day. Bags & orange stickers can be purchased at Kroger's, Kazmaiers, and Churchills.

The city is participating in the Great American Clean Up the Parks Day, which the city has scheduled the Three Meadows Park for volunteers to meet at the shelter house on Saturday, May 7th from 9 am – Noon. Volunteers will be given gloves, trash bags, and trash grabbers and you may bring your own water bottles and please dress according to the weather.

Old Business: We currently have 447 Facebook members. We have had 490 Views of Web site last month.

New Business:

- 1) The Board of Trustees is checking into the Zelle Mobile App as a possible way for residents to pay the HOA Dues. If your financial institution has the Zelle App, you would have to sign up with your bank. The only problem is that the resident has to REMEMBER to pull up the app and pay their HOA Dues. It is not automatic. It is a free service. If you would use Zelle, let the office know.
- 2) Residents can also make use of the Bill Pay Service that your bank provides. You just need to set up your account with the company name as Three Meadows Association, phone number of 419-874-7644, address for bank to mail check is P.O. Box 14, Perrysburg, OH 43552-0014, and put in your

account number – which is your house number & street address. Then fill in the amount of the check, the frequency (which would be annually), and the date on which to process your request. We would suggest mid-May or no later than June 1 of each year. The bank will automatically cut & mail check. You only have to set it up one time and you are done and you don't have to remember to do it. It's a free service.

3) HOA DUES INCREASE:

Andy report that as residents are well aware, inflation is rising faster than our association can keep up with it. The Association's biggest expenses are in lawn care and routine maintenance of trees and storm damage of trees, log jams in the creek. The mowing of all the grass in all the small pieces of property that the association owns & the cul-de-sacs, as well as the spring and fall clean up of limbs, brush, leaves, etc. and the trimming of various bushes at the front entrance, the cul-de-sacs & along the path next to the creek, are all time consuming & require extra work, which means extra cost.

The HOA Dues have not increased since 2010. The last four (4) years, we have taken money from our reserve/savings account to help pay the bills. Our Directors/Officers/Dishonesty Insurance has increased 31% to \$976. Our property liability insurance has remained steady at \$500 per year. We had major repair work done on the footbridge over Grassy Creek a few years ago at a cost of \$14,500. The major wind & rain storms last year increased our expenses in tree (storm damage) maintenance.

The Board of Trustees are very diligent about watching our expenses & trying to keep our neighborhood looking nice. Our Homeowner's Association Dues are the only income we have. With the increase in expenses & no increase in our dues, we are depleting our reserve fund. In 2019, our reserve fund was \$45,000; and in 2023 our reserve funds were down to \$26,000.

Andy stated that the Board of Trustees are seeking an increase in the HOA Dues for 2024. The ballot reads: "On motion by Andy Boedeker, seconded by Wade Danforth, the Board of Trustees of the Three Meadows Homeowner's Association at their board meeting on February 18, 2024, to vote for an increase in the dues to be taken of those members present at the Annual meeting on April 2, 2024 and the results will be announced at the end of the meeting. The increased amounts per year will be: Homes at \$100.00; Condominiums at \$60.00 and Apartments at \$40.00."

The ballots were distributed to each unit owner (husband & wife are 1 unit owner) that is in good financial standing by Wade Danforth. The ballots were collected and counted by Kim Kessler and Jackie Jurski. The results of the vote: 17 for the increase and 7 against the increase.

Discussions were held on various subjects including: does someone from the board attend city council meetings; the bushes at the intersection of Kingsview Dr & Three Meadows need to be kept trimmed (city's responsibility, however, Joyce Williams mentioned that she personally took her manual cutter & trimmed from the Abundant Life 2 entrance to the Kingsview Dr intersection last year); Travis Hartman reported that when he was cleaning the log jams, he noticed muskrats in the creek; there needs to be a contact name on both the Facebook & Web site; interest in seeing the front entrance look more presentable (either through a contractor or volunteers to help plant perennials or low maintenance bushes, etc.); mentioned that possibly Owens or Penta might be able to help as a community type service. Conclusion is that everyone wants everything done! There was also discussion about the proposed traffic patterns at I-75 & Route 20, Route 20 & Three Meadows Dr, Route 20 & E South Boundary, which the state & city have control over those streets. Please contact the city for your input.

Being no further business, Tony Wade moved to adjourn, 2nd by Judie Hammye. Meeting adjourned.

Respectfully submitted, Joyce Williams, Office Manager