

Three Meadows Sub-Division Association
Annual Meeting - March 23, 2021 via Zoom (due to Covid-19 restrictions)

Present: Tom Berkebile, President, Andy Boedeker, Ted Weaver, Wade Danforth, Dana Lumbrezer, and Joyce Williams, Office Manager. Murray Patterson, Ed Eck, Keith Whitacre, and Jeff Kessler were excused. Eight owners/residents were in attendance.

The Annual meeting of the Three Meadows Homeowner's Association was called to order by President, Tom Berkebile at 7:00 pm on March 23, 2021, via a Zoom meeting, with eight residents in attendance. Tom introduced our board members Andrew Boedeker, Dana Lumbrezer, Ted Weaver, and Wade Danforth. Tom also recognized Murray Patterson, Ed Eck, Jeff Kessler, and Keith Whitacre as board members unable to join us tonight. Tom recognized Jeff Slaght as our Maintenance Supervisor and reminded residents that he makes the mailboxes, as well as all our signs in the association.

Grounds Maintenance was discussed as to the fertilizing of the cul-de-sacs again this year. Due to budget restraints, we will have Jeff Martin only do three (3) applications this year.

Garage Sale: The Board of Trustees of the Three Meadows Homeowners Association have scheduled the garage sale for the neighborhood for Saturday, May 15, 2021 from 9:00 am to 3:00 pm. Ads will be placed in local newspapers, our Web Site, our Facebook group site, and any other social media sites that are available on Facebook. Tom Berkebile moved to place advertising in local papers with cost not to exceed \$100.00, seconded by Judy Thompson. Motion carried. Please call or e-mail the office to sign up, so your address can be included in our listing and on our map. Tom Berkebile offered to draw up a flyer that could be used on other social media sites. Judy Snyder and Dana Lumbrezer will provide information on other Facebook group sites that we could post our garage sale information.

Grassy Creek: The creek appears to be flowing freely and no trash is in the creek at this time. There are a couple of trees rooted in the creek, but are not causing any back up of water, etc.

The City of Perrysburg is clearing out trees and bushes in the boulevard area of Three Meadows Drive. Tom Berkebile will call the City to make sure that grounds will be leveled and grass seed put in those areas. The City has a contractor fixing the shoreline to deal with erosion on the west side of the pond and the project is expected to be finished by May 15, 2021. There is a Three Meadows resident who volunteered to serve on the City's Parks & Recreation board. This boards works on various improvements at the city parks. Our resident is specifically involved with the Three Meadows Park & Pond (that is owned by the City of Perrysburg). One idea suggested is a kayak rack near the boathouse & ramp to the north end of the pond, which the city has approved. Another suggestion is a walking/bike track completely around the pond, but not just a dirt path.

The City of Perrysburg is again having the FREE Spring Brush Pick Up, starting Monday, April 5, 2021 and will start on the east side of the city (which is the Association's side). There will be only one pass on each street. The City requires brush piles to be parallel with the street away from mailboxes, trees, fire hydrants and light poles. Other instructions include; do not tie into bundles, place small clippings & twigs in your own garbage can (not the City Toters), crews will take branches, bushes, logs, stumps, firewood & Christmas trees. If any items such as ornamental grasses, weeds, sod, or leaves are mixes with the brush pile, everything will be left and the homeowner will be responsible for the removal of all items.

Projects done in 2020 include: replaced 57 signs, including street signs, stop signs, no parking signs, one-way signs, do not enter signs, speed limit signs, keep right signs, all with new backboards and new posts; new plantings & mulch were done at the front entrance sign; unfortunately, we had a lot of tree maintenance and tree storm damage to take care of this past year which exceeded our budget expectations.

Projects planned for 2021: repainting the foot bridge behind 700 Oak Knoll Drive at a cost not to exceed \$1,500 and replacing several concrete slabs on both sides of the footbridge at a cost not to exceed \$1,000. Ted Weaver volunteered to check with Rick Gray, Masonry Contractor, for an estimate of cost (Gray did the major repair work on the bridge in 2016 at a cost of \$14,500). There are some places behind the bushes on the concrete wall near the front entrance that did not get painted or the paint has chipped off (was painted in 2017). If the budget permits, we will repaint parts of the wall or the entire wall. The painting of this wall could be done as a volunteer project by our residents and the association supplying the materials.

Financial information: Our balance on hand as of 1/1/2020 was \$45,014.91. Our total income was \$45,069.30. Our expenses in the operation of the Sub-division (office, legal, postage, printing, insurance, advertising & manager) was \$10,244.37. Our expenses in the maintenance of the Sub-division (bridge, grounds, insurance on property, lawn care, real estate taxes, sidewalks, signs & fences, tree maintenance and Maintenance Supervisor) was \$52,250.89. This was well over our budgeted expenses with tree maintenance at \$9,562.31 and storm damage clean up at \$5,676.25; which together was budgeted at \$7,000.00. The Association did not budget for the Spring Brush Pick up (which the City of Perrysburg does every year), however because of the Covid-19 virus, the city cancelled this pick up. Therefore, the Board of Trustees contracted with Envirocare to do a brush pick up for the residents of Three Meadows only, at a cost of \$6,405.00. Our balance on hand as of 12/31/2020 was \$27,588.95. Because of the major expenses this past year which put our association over the budgeted amount, we are making sure that every expense this year is absolutely necessary and within the budgeted amount. We will only do clean up of tree storm damage in 2021 and will not mark any trees for maintenance or cutting down. The Association had to use savings monies to cover these over the budget expenses.

If we do not control these expenses in the future, we would be looking at an Annual Dues increase in the not-too-distant future. We are trying to avoid this possibility.

A suggestion from a resident was to investigate the Toledo Zoo Wildflower Project which might be able to utilize grassy areas that are now being mowed every week, which would cut down the expense of mowing and help the environment. Joyce Williams will check into the program.

There being no further business, Ted Weaver moved to adjourn, seconded by Mark English. Meeting was adjourned.

Respectfully submitted,

Joyce Williams, Office Manager