



## MELROSE HOA ANNUAL MEETING MINUTES 2022

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### Melrose Homeowners Meeting

7.27.22 630pm – Sycamore Creek Park – Pickering Shelter

#### 1. Call to Order:

- Jackson Brandel
- Deanna Roth
- Keith Raub
- Eleanor Buggie
- Chris Davis – ONYX Realty

*Meeting called to order at 630pm, all members listed above were present*

#### 2. Approval of prior Meeting Minutes

*The 2021 Melrose HOA Annual Meeting minutes were unanimously approved*

#### 3. Financial Review

- Operating Account **\$83,608.17 as of 6.30.22**
- Accounts Receivable **50 properties~\$16,260.18 as of 6.30.22**

*Financials were reviewed with homeowners present. Funding to be used for “PHASE I” of Melrose Common Area Pond*

#### 4. Election of Board Members

- Nomination of Board candidates(s)
- Presentations by Board candidate(s)
- Election of Board member(s)

*\*Currently there were four (4) board members with one (1) vacant spot open. The current board members elected to re-run for another year unopposed.*

*\*Tony Black was nominated to serve on the Melrose Board of Trustees*

*\*A motion was made to approve the current board members & new candidate. The motion was unanimously approved by those in attendance. Current board members will serve for another year & Tony Black will fill the vacant spot on the board*

#### 5. Announcement of new Melrose Board member(s)

- Current Board members to serve for the next fiscal year  
*Jackson Brandel*  
*Deanna Roth*  
*Keith Raub*  
*Eleanor Buggie*
- New Board member to serve for the next fiscal year  
*Tony Black*

#### 6. New Business

- Proposed Bylaws & Deed restrictions

*Current voting stands at 106 FOR vs. 21 AGAINST (31% of subdivision). As part of its efforts to operate and maintain the Melrose Subdivision and Inverness at Melrose, the Melrose Board of Trustees have prepared a*

*formalized Code of Regulation (written & prepared by Williams & Strohm, LLC.) to establish the procedures for the operation of the Association. Per ORC 5312.02 Community Law guidelines require ALL HOA's have a code of regulations (i.e. Bylaws) recorded with said county recorder (per Senate Bill 187, passed on 9.10.10). Section D of this bill granted existing residential HOAs the ability to record individual bylaws withing 180 days. The Melrose HOA original set of bylaws (i.e. Code Of Regulation Of The Melrose Homeowners Association Of Pickerington, INC.) were not recorded when this bill went into effect, thus requiring a majority of the Melrose HOA approval.*

*The purpose of the Bylaws is to provide communities with clear communication on how exactly the board members that preside over them are held accountable while in their positions. Having these bylaws will create a set of procedures that will be uniform across all sections of development within the Melrose Subdivision and Inverness at Melrose, while clearly outlining the proper course of handling association business, such as annual meetings, board meetings, voting, and other such matters.*

*The Melrose Board of Trustees wish to make clear that the proposed bylaws are not intended to expand the Board of Trustees power. Rather, by setting forth all of these procedures in the bylaws and recording it at the Fairfield County Recorder's Office, the Board is attempting to ensure that all current and future Melrose and Inverness at Melrose lot owners have knowledge and access to the procedures governing the Association's operation*

- Melrose Common Area Pond

*The pond at Hill Rd. needs maintenance. The Board of Trustees will move forward with repairing the shoreline with necessary riprap to serves as a fixture to prevent eroding of the edge of the pond. Also, new trees will be planted in this are to replace the ones that have died*

## **7. Open Forum**

*\*Many homeowners expressed concern over the number of rental properties in Melrose and Inverness @ Melrose*

*\*Street Trees~Per the Melrose HOA Deed Restrictions (all sections including Inverness at Melrose) one or more street trees are required per subdivision lot (pending specified section). The homeowner shall care for and, if necessary, replace such tree or trees at the lot owners' expense with a like type of tree. The purpose of this deed restriction is to create an aesthetically pleasing approach throughout the neighborhood, creating a beautified view to the curb appeal of a lot. Street trees are located in the Right-Of-Way & subject to maintenance of a governmental entity. The best resolution for tree replacement is to contact the City of Pickerington & request a tree replacement. The city is accommodating & will replace the tree at no cost to you*

*\*Homeowners requested sewer stickers be placed on storm drains to prevent illegal dumping into the structures*

## **8. Adjournment**

*Meeting was adjourned at 750pm*