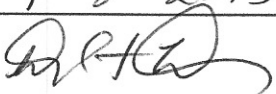


**PROPOSED DRAFT OF POLICY
MELROSE HOMEOWNERS ASSOCIATION
BOARD OF TRUSTEES**

Policy Number: PROPOSED 2015-1

Topic: Deed restriction enforcement fines

It is the policy of the Melrose Homeowners Association Board of Trustees that the following fines and penalties be immediately adopted, and implemented. From this date on, for the first thirty days after adoption, any violation will get a written warning. The owner shall have 10 (ten) days after receipt of the written notification to request a hearing which shall be provided by the Board of Trustees within at least 30 (thirty) days to appeal the boards deed restriction violating decision. After the expiration of a thirty day warning period, all deed restriction violations will be fined \$10.00 per day for failure to remedy.

Adopted: 4-8-2015

Manager of Melrose
onyx REALTY

**MEETING MINUTES
BOARD OF TRUSTEES MEETING
MELROSE HOMEOWNERS ASSOCIATION OF PICKERINGTON INC**

April 8, 2015

7:30PM

At Tim Horton's on Refugee and State Route 256

I. Call to Order and Verification of Quorum - Meeting was opened at 7:36 with South Central presentation.

Eleanor Buggie; Present

Joel Stieg; Present

Julie Engle; Present

Kollene Caspers; Present

Mack Braston; Not present

Matt Parr; Present

Rod Berning : Not present

Onyx Realty was represented by Nick Davis and Doug Davis

II. Financial Report as of Feb. 28, 2015

A. Operations account balance	\$ 4,651.66
B. Year to date profit and loss is	-(\$ 2,010.99)
C. Accounts receivable	\$ 6,216.66

III. New Business

A. Electric Company Presentation- Represented by Tom Lacey and assisted by Pete and Rob. Tom talked to the board members about the electric line running through Melrose and through properties in the Melrose Subdivision. He assured the members South Central wants to work with the homeowners to ensure the property looks presentable and fits the homeowners' needs, as well as keeping the line up to safety standards by ensuring trees are cut back, or moved away from the line. Tom said he can have Pete or Rob meet at the homeowner's property and can walk the line and plan the surrounding landscaping. There will be no change to the current easement line. South Central is on a three-year trimming cycle, they inspect areas of the line about every three years and maintain what is necessary for safety standards. Tom insisted homeowners to visit the South Central Website, and follow the vegetation link, and use the "Right Tree, Right Place" application.

B. Community Deed Restriction Enforcement Discussion – Deed restrictions were reviewed and discussed. Trim and garage colors were addressed, as well as roofs, mailboxes, trash receptacles, exterior paint color of siding and decks, and other restrictions. The board and Onyx discussed many properties not conforming to the community restrictions. Onyx presented the board with a draft of a deed restriction enforcement fine policy for homes nonconforming to the community restrictions. Joel motioned to approve the penalty fine structure, Julie 1st, Matt 2nd. The board did approve the deed restriction enforcement fine and a letter campaign to implement via delivery of three letters to all homeowners over the next six months. The board recommended that we inventory all non-conforming deed restrictions, communicate the infractions to everyone and give them a limited opportunity to get compliant with the deed restrictions, Then communicate the new enforcement fine to everyone with a date certain time that everyone must be in compliance in order to avoid a fine.

The initial route of making homes conform to the restrictions is:

1. Notify all homeowners of all restrictions of which they need

to conform to.

2. After 60 days, notify homeowners of the adoption of fines, and the amount of fines per violation. Notify owners of an upcoming sweep from the board members and Onyx Realty to obtain a new list of nonconforming homes.
3. After 30 days, send all nonconforming homes a letter addressing the violation and penalty fine.
4. After 30 days, send final notice to nonconforming homes addressing the violation and fine, and notify owner if noncompliant in 30 days, the violation will be sent to an attorney.

- C. Joel asked Onyx to look into purchasing signs for both entrances presenting the website to welcome homeowners in Melrose to visit the Melrose website for new information, events and communication

V. Unfinished Business

VI. Open Forum (Please limit time to 3 minutes)

VII. Adjournment
Adjourned at 8:45