Walden’s Revisited HOA Kickoff Meeting

Agenda

Introductions - Landowners - Briefly introduce your family and why you wanted to make Walden's revisited your home.

Brief History and His Vision of the Community - Jim Blumenstiel

Brief discussion of Deed Restrictions and the role of the HOA.

Introduction to legal aspects of the HOA

Creation of a Board of Directors - When and how.

Financial Issues - Collection of HOA dues

Security, Maintenance and Improvement of the Common Areas.

Architectural committee formation

Volunteer organization or outsource to private HOA firm.

Final comments, questions and concerns.

Action Plan for the next 30-60 days.
Meeting Notes

By John Dranschak

The meeting was opened by John Dranschak (JD) and each homeowner introduced themselves and spoke briefly how they came to Walden’s revisited and why they chose to live in this area.

Jim Blumenstiel (JB) the spoke on his vision of the area and how the original Walden’s Pond inspired him to recreate the concept on land he purchased nearly 30 years ago.

JD then presented the results of his research on the issues the group will be facing in order to properly create and manage the HOA. JB offered to send the group a list of lawyers that are familiar with HOA law in Ohio so that we can be properly advised. The process involves incorporating as a nonprofit LLC, getting a Federal ID number, creating bylaws and registering the HOA with the County and State. State Law is very specific about this and JD handed out a copy of the most recent statutes.

The deed restrictions were discussed and there were several questions, mostly related to the Architectural Review Committee (ARC) as well as potential issues regarding having “livestock” on a property.

JB explained the intent of the Deed Restrictions and the ARC and offered to include the group in the decision making process. Melissa Walton volunteered to be the designated homeowner to be on the ARC and will keep the group informed of what requests have been presented to the ARC for review. Any comments you have about the information she sends out should be emailed to her for forwarding to the other ARC members.

Ryan Boles informed the group about CEC’s efforts to introduce residential high speed internet to the area and asked if the group wanted to be part of the pilot program. By a show of hands it was agreed that the list of homeowners would be passed on to CEC, recognizing that there was no obligation to participate once final details are known.

The use of the common areas was discussed and it was agreed that the common areas were for residents and guests only. It was brought up that three homeowners on the west side of Brindle Road just south of Slocum Road had been using the common areas but also helping to maintain them. It was suggested that we grandfather them or have them join the HOA to continue to use the area. No decision was made. JB said that one of those homeowners took care of the pumps and helped keep them running so the ponds would be maintained without slime buildup, etc.

Clayton Childers brought up the issue of drainage and JD explained what had been done on the west side of Brindle to alleviate a drainage problem. Clayton and the other homeowners on Housman Road (Ben, Jake and Ken) agreed they would pursue a similar path since the County and Township are not going to provide a viable solution.
The question was raised about liability with regards to the common areas. There will need to be a liability insurance policy in effect on the day the HOA is officially in existence to protect all homeowners from potential liability claims from residents, guests or intruders getting injured on the property.

Jim Mull suggested we use social media such as Facebook to create a common area where information could be posted and questions or comments could be made. Since all homeowners are not on Facebook it was agreed that an HOA website would be the best approach and Jim volunteered to take on the project of creating the website.

JD asked for volunteers to be on a committee that will get the necessary work done to have a legal functioning organization. Clay Childers, Scott Gregory, and Ryan Boles agreed to be on the committee with JD also joining. This group will coordinate schedules and have a meeting once some of the preliminary work is done (ie finding a lawyer etc)

JD asked for a volunteer to host the next meeting and Ryan and Betsy Boles volunteered. The meeting will be sometime in January (date TBD) and it was noted that any meeting should not be scheduled on a football Sunday.

With no further discussion the meeting was adjourned.