

BECKETT RIDGE HOMEOWNERS' ASSOCIATION 1
2024 ANNUAL MEETING
HELD APRIL 16, 2024, AT THE TRI-COUNTY BAPTIST CHURCH

Call to Order: Adam Lane called the meeting to order at 6:35 pm.

Attendance: Board members included Adam Lane, Debbie Steel, Susanne Anton, Dave Burling, and Debbie Olszowka. Larry Huston and Kathy Leist were absent with notice. Nancy Fay represented Stonegate Property Management, Inc. A quorum was not represented.

Proof of Notice: Mr. Lane confirmed that the notice of the meeting was mailed to all members of record on March 11, 2024.

Approval of the 2023 Annual Meeting Minutes: Debbie Olszowka motioned to approve the minutes and waive the reading, and it was seconded by Susanne Anton.

Reports:

GroundsPro – Tony Wilson

- Mulch/ Pine Straw
- Turf Mowing
- Bed Maintenance
- Pruning
- Broadleaf Weed Control
- Irrigation Start Up

Drive Thru Notes:

- Spring floral installed
- Irrigation system backflows installed

Work Order Items:

- Winter major drain cleanup
- Eagle Ridge – homeowner debris removal
- Grading and drainage (near 5899 Sawgrass)

Current Projects:

- Storm debris cleanup
- Monthly drain inspections
- Steeplechase tree removal

- Ashford Glen brush removal

Proposals:

1. Eagle Ridge three corners landscape renovation \$28,197.01 Tabled.
2. Allyn's Green at Sawgrass renovation \$6,750.98
Mr. Lane asked for a bid for the other side. Tabled.
3. Grading Enhancement \$2,202.15 Tabled.
4. Beckett Blvd. east entry
Debbie Steel motioned to approve, and it was seconded by Susanne Anton. All in favor. Motion carried.
5. Eagleridge three corners
Debbie Steel motioned to approve, and it was seconded by Dave Burling. All in favor. Motion carried.
6. Tree replacement \$1,224.75
Debbie Steel motioned to approve, and it was seconded by Dave Burling. All in favor. Motion carried.

Ms. Steel would like to discuss the signs before moving forward with landscaping. The stone/brick walls also need to be cleaned. Mr. Lane will send the sign presentation to the Board again for their review.

GroundsPro handles low voltage and Hilltop handles the high voltage.

Homeowner Questions/Concerns:

Mr. Rodriguez, of 5378 Leatherwood, said there have been several car break-ins on Pine Valley. The police have been notified. Ms. Steel said that her neighborhood has a directory which may be helpful to alert the neighbors of concerns.

Matt Van Houten, of 5349 Pine Valley, said the playground near his home is very wet. Drainage was installed last year, which helps significantly, but there is still water behind Pine Valley and Leatherwood. Mr. Lane said perhaps the Board and homeowners could coordinate their efforts to resolve the concern. The play equipment is also deteriorating.

There are several rental properties in the community. Most are not problems, but one home has several people living in one home and is not properly maintained. The Board can address items detailed in the governing documents. Rentals cannot be banned unless the documents are amended.

There was a discussion about violation letters. Due to the number of letters that are sent, the violation letters are form letters. The process has been approved by legal counsel.

The SARS can be amended, and the Board has been updating them for the past several years.

Vicky Corpuz, of 8772 Eagleridge, said it is very loud at her home. Road noise is a huge problem and people are speeding. A roundabout was installed to speed up the traffic and reduce backups. The Township will not allow speed pumps. "Slow Down" was painted on the streets. It is a main thoroughfare, so the road cannot be privatized. Mr. Lane put fliers in mailboxes and asked residents to attend a meeting that resulted in "Slow Down" being painted. Perhaps a committee can be created to help address the concerns.

Ms. Corpuz said she would like the HOA to fix the sidewalks. Mr. Lane explained that the HOA is not legally permitted to spend money on private property. Mr. Lane went to the Township and was told that the owners are responsible for their sidewalks. The Township has an online complaint form. If you are aware of a bad sidewalk, please contact the Township.

A resident suggested starting an LLC to help neighbors fix their homes. Residents could donate funds and a committee would determine how the funds could be spent.

There is a sink hole behind 5264 Stirrup, which needs to be filled up. There were 3 trees and now there is only one. Mr. Wilson will check this and submit proposals at the May meeting.

Dave Burling puts caution tape on the Duke street lights and reports them. Duke is responsibility for the maintenance of the lights.

The Board was asked about the pool. A private owner purchased the land with the thought of building a high-rise building. The Township denied the request. This is a different owner from the golf course. The Board is not aware of any plans.

Board Report:

2023/2024 Accomplishments:

- The broken wishing well on Tollbridge was removed.
- Several entry walls throughout the community were repaired. \$13,600.
- The landscaping was renovated at the main entrance. \$18,449.
- The Taylor Ridge erosion project was completed. \$32,881.88.
- Multiple dead trees were removed from common areas throughout the community. Some new trees were installed.
- The Indian Ridge wood line was cleared.

- Dead shrubs were replaced throughout the community and some new shrubs were installed.

Upcoming Projects:

- Painting the utility boxes. At the February meeting, the Board approved the contract with Chris Holtmeier. Duke said that the HOA electrician can fix the boxes, so they are upright. Mr. Holtmeier suggests that the resin boxes should be cleaned, but not painted. SPM needs approval for the electrical work. Dave Burling will call Andrew Manning at Duke to see if he can lend assistance. If there is a box on your property needing attention, please call the utility company.
- The iron gates at the Woods of Beckett sign need to be painted. The sign is also in need of repair. The Board approved the work to be done by Chris Holtmeier at a cost not to exceed \$2K. The money is to come out of the Woods of Beckett funds.
- Sign project. Mr. Lane is chairing. Mr. Lane presented a PowerPoint on the signs. The goal is to have a similar look and feel throughout the community. He has toured the community with Mr. Wilson to review the landscape aspect.
- Drainage work at Rupp Farm. Three bids were received. Choice One vetted all three companies and recommended Oberson's for the project. They offered the best price, and they have a landscaping background which will result in better finish results. The residents in the area need to be kept up to date with the project. Choice One will be onsite to ensure that the work is being done as engineered. The attorney has been asked to draft the contract.
- Sidewalk repair near the Village of Beckett Ridge.
- Land Survey – The Board awarded the contract to Abercrombie Associates.
- Walking path work ~ Two of the six companies asked to bid submitted proposals did not show. There are paint markings on the walking path. Pinnacle and Cincy Asphalt have submitted bids. Additional companies are being asked to bid.
- Bids on the gazebo at the bottom of Eagleridge north. SPM has asked 3 companies to submit proposals.
- The tot lot will be checked to see if they need mulch and to clean up graffiti.
- McGill Smith Punshon (MSP) will create a Master Plan for the Crossbridge Village Center. They do this type of project for Developers and for communities looking to upgrade/update their amenities. He said it will be \$4K - \$5K for:
 - 2 meetings, one to brainstorm what you want and what you're able to fit into the area,
 - Another to review a Master Plan

- A cost analysis for the project with cost estimates
- Ms. Olszowka said the area at the bottom of the hill is very wet.
- The Board approved to have MSP create a Master Plan, not to exceed \$5,000. A meeting will be set up after the annual meeting.

Financial Report:

As of March 31, 2024, the Operating account balance is \$340,406.24 and the Reserve account balance is \$1,093,218.52. Some of the funds have been invested in a CD for better earnings.

As of March 31, 2024, the delinquent accounts total \$88,320.75. The seriously delinquent accounts include:

Late Fee:	\$12,820.00	\$250.00	\$5,250.00	\$0.00	\$7,320.00
Admin Fee:	\$1,200.00	\$0.00	\$0.00	\$350.00	\$850.00
Attorney/Legal Fee:	\$15,841.87	\$0.00	\$0.00	\$2,539.00	\$13,302.87
Violation Fee:	\$6,490.00	\$475.00	\$1,550.00	\$765.00	\$3,700.00
Homeowner Assessment:	\$51,968.88	\$0.00	\$0.00	\$0.00	\$51,968.88
	\$88,320.75	\$725.00	\$6,800.00	\$3,654.00	\$77,141.75

Liens ~ 13

Bankruptcy ~ 4

Foreclosure by bank ~ 3

Foreclosure by Association ~ 5

Website:

Currently there are 1,286 residents registered on the website. If you have not already done so, please register on the community website at beckett-ridge.org. On the site, you can find the following:

Governing documents	Board meeting Zoom link
Improvement Application	Mass emails are sent from time to time
Meeting minutes	A membership directory
Village Center information	A link to the Golf Club
Online payments can be made	And much more!

2024 Contractors:

- Landscape and Irrigation Maintenance: GroundsPro
- Pond and Fountain Maintenance: Jones Fish Hatchery
- Property Management: Stonegate Property Management
- Christmas Lights: Christmas Décor

- Electrical Maintenance: Hilltop Electric
- Insurance: Cincinnati Insurance
- Attorney: Wood & Lamping
- Trash Can Emptying: The Pet Butler
- Boy Scouts of America: USA flags for holidays

Improvement Applications:

All exterior improvements for the single-family homes are to be approved by the Board prior to beginning any work. The applications can be obtained from the management company or by visiting the community website at www.beckett-ridge.org. The applications are reviewed by Brent Borovskis who makes a recommendation to the Board. The Board would like to thank the residents who submitted applications last year. A new policy was instituted in 2020, so that approved items are checked for compliance after completion. Last year, the Board reviewed 40 applications. It is important to note that if you want to install a fence, your property must be surveyed.

Site Tours:

The management company performs site tours twice a month. All violations noted at that time are addressed. There are a series of 3 letters that are sent, and residents may request a hearing with the Board prior to a fine being levied. If a hearing is not requested, the Association attorney will address the violation and the owner will be held responsible for the costs. The goal of the site tours is to ensure that properties are being properly maintained, which helps to keep property values high. Last year, 698 letters were sent.

Garage Sale Date: TBD

Architectural Review:

Bubnick	8655 Rupp Farm	Replace screened in porch and deck.
Ahn	5988 Eaglet	Driveway extension
Smith	8027 Quail Meadow	Solar panels
Miller	8164 Timberjack	Fence

To be reviewed via email.

Financials: On the website and sent to the Board via email. The Budget Comparison Report is in the packet.

Logs: The Improvement Application Log and copy of the Violation Log was emailed. The Payment Plan and Violation Log are in the packet.

Election: A quorum was not represented so the election could not be held. The Board will appoint new board members. Residents were asked if they were interested in serving on the Board.

Next Meeting: May 21, 2024, at 6:30 pm, via Zoom.

Adjournment: Debbie Olszowka motioned to adjourn the meeting and it was seconded by Dave Burling. The meeting was adjourned at 8:34 pm.